

Minutes of WMHA Board of Directors Meeting November 05, 2008

The WMHA Board of Directors met at the Lokken home for the monthly meeting on Wednesday November 05, 2008. All 5 directors were in attendance, Bill Lokken, Jon Holland, Kathy Leslie, Ken Helton and Maureen Lokken.

The agenda was as follows:

- **September Minutes**
- **Treasurer's report– Kathy**
- **Current budget vs. actuals - Bill**
- **2009 Budget draft – Bill**
- **2009 Dues collection methodology – all**
- **Directory**
- **Secretary's report, ownership changes - Maureen**
- **Landscape report - Bill, Ken**
- **ARC Status - Bill**
- **Problems – Website, Newsletter, By-Laws**
- **Holiday Social**
- **Long Term Issues**
- **Other topics**
- **Wrap-up, actions**

Status and Discussion:

Bill Lokken, President, opened the meeting with a brief overview of the last meeting.

Kathy Leslie, Treasurer, reported the bank balance, payments and receipts. Bill presented a line item review of year to date expenditures compared to the year to date 2008 budget. An underrun to the annual budget is projected. A draft CY 2009 budget was presented with a discussion and some follow up action items: check the Insurance Policy for owner's liability and consider raising the budget for the Social Committee. The proposed CY 2009 budget will be presented and voted on by the WMHA in 2009.

The 2009 Dues collection methodology for invoice and mailing prep were discussed. Decision was made to use mailing labels. Bill took action to generate them.

Bill noted that the Directory of all property owners was distributed.

Maureen Lokken, Sec reported that lots 95 and 96 were sold and new owner info has not been obtained as of yet. Other info on property turnovers was also reported.

Ken and Bill gave the Landscape Committee status reporting on entrance plantings, sprinkler maintenance and irrigation system layout situations. As of the meeting, no status update had been received from Huntsville Utilities about their property improvements. Since the meeting, we have received word their intent is to start the planning papers (work orders) to execute their original commitment.

The 2009 Landscape projects, mostly maintenance were discussed.

The Architectural Review Committee status was given by Bill. Lot 56 construction was halted and will be contacted for a schedule and current lot condition. Lot 126 construction and approval status reported.

Bill discussed the items the Board has as follow up actions which are delinquent: Website improvements, creating and publishing WMHA Newsletter and the on going By-law review.

Bill reported the Social Committee is planning a Holiday Party for Dec 5th at the Lokken's home. Also a Children's Caroling is planned for Dec 16th. Invitations will be sent.

Other topics and discussion included upkeep of streets storm drains, yard signs, unattractive/unkept lawns, and sidewalk status, coyotes and other wildlife, dogs abusing lawns, and a suggestion for car decals for WM residents. The Board decided not to pursue the car decals suggestion predicting that most residents would not use them.

The Board adjourned after the 2 hour evening meeting.

Maureen Lokken
WMHA Secretary