

**LAKE WILDWOOD
HOMEOWNERS ASSOCIATION**

MINUTES

OPEN BOARD MEETING

Thursday / May 19, 2011

1. Meeting called to order by President Kasko at 7:13 PM

2. Prayer by- Wes Patton

3. Roll call by Secretary. Present were:

Mike Kasko, President	Elaine Evans
Craig Anderson, Vice Pres.	Norman Brown
Wes Patton, Secretary	Fred Copley
Cindy McMichael, Property Mgr.	Cara Barnes

* Dena Fuller excused per illness

4. **Motion to approve the Agenda:**

- Proposed by: Cara Barnes
- Seconded by: Elaine Evans
- Passed Unanimously

5. **Motion to approve Minutes** (of 21 April 2011)

- Proposed by: Craig Anderson
- Seconded by: Elaine Evans
- Passed Unanimously

6. Property Managers Report:

- Automated gate at Thomaston Rd has been fixed
- Pool will be inspected next Tues. Pool company has assured management that it will be ready for inspection, and open the following Friday morning.

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7. Finance Report, (given by Mr. Jim Williams & Craig Anderson)

- currently, we're \$119,000 ahead on projected budget... doing very well. Collection continue to go well.

- developing Log for Pool usage to determine how much use it is actually getting.

- working with Cindy to tweak monthly financial report to a easy to understand format; this process going well.

- 2 abnormalities in expenses, related to 2 breaks in water lines, (resulting in \$4,000 in repairs, and \$6,000 in lost water)

- ideally, would like to put \$100,000 back in reserves at end of year, if things continue to go well.

7. Committee Reports Given.

8. No New Business;

9. Motion to Adjourn.

- Proposed by: Elaine Evans
- Seconded by: Craig Anderson
- Passed Unanimously

Open Board meeting adjourned at **7:54 PM.**

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Board remained for public comment, (Town Hall meeting)

- Mr. Jim Williams noted that we need more presence in LWW by BSO. Cara Barnes noted that they are out here... “caught over 30 violators in the first few weeks they started enforcing ‘rules of the road.’”

- Mr. Jim Williams noted that to date we have not been contracted by swimming instructor of the WAVES group. Traditionally LWW allows this group to use the pool in early morning hours, each year.

- Mr. Williams also noted “how good the Board meetings have been going this last year,” which he attributed to the current Board.

- Mrs Martha Proctor noted that this was the first Board meeting she & her husband has attended, and intend to come to others. They were given a hardy welcome.

Town Hall meeting adjourned at **8:10 PM**

WESLEY PATTON
Board Secretary
Lake Wildwood HOA

*Minutes Approved,
at Open Board Meeting on 16 June 2011*