

August 8, 2019

Wally's Woods Board Meeting

Attendees: Michelle, Phil, Chris, Jane, Eileen, Jackie, Katie

Opening Prayer

All agree the influx of cash is helping. Especially that some who were overdue are recommitting.

1. Financial update(Jane)--

- o Bal: \$7224 in the invasive species fund at Diener Bros.
- o Jane/ acct to move money from chemical expenses (pulled from invasive account this spring) to Savings.
- o Bal: \$10,676. Checking as of 7/10/2019

- o property taxes pd (Jan-Jul) \$556 — next Payment due nov for \$497
- o (approx. \$1100 annually for property taxes)
- o some misc expenses: grill parts, misc electrical
- o insurance \$546
- o Atty fees \$378
- o IRS \$300
- o electrical changes are saving us \$30/ month
- o Bal: \$5371. - savings acct as of June
- o Total corporation "Funds" approx \$32,000 (CD at Diener Bros. _____)
- o ?? Should a reminder email be sent for unpaid dues??

2. Property Management Update (Chris)

- o new cabin - showers in and out need water retaining trays or the like (not enough slope in the concrete to properly contain water)
 - electrical in outdoor bath (GFCI esp) too exposed
 - need smoke detectors
- o campground - even out ruts from spring work/ electrical
 - need wood cut & split
- o dam inspection by state to be scheduled in near future, Chris will notify the board
 - expect regular Mtnc needed on tree removal and other growth
- o re-grinded for roads (heavy duty chip & seal)? \$190/load — is it worth it for some of the hills?
- o banks around the bridges are eroding and will need serious attention in next 5 years minimum
- o critter mgmt — otters trapped -- Phil noted traps were left behind that can seriously injure people and pets — trappers MUST remove traps or better mark when/ where in use

3. TONY at top of lane/ trespassers —Chris will talk to him

- Mike had a bad encounter
- Jane and Becky were approached at dusk/evening at gate and were uncomfortable
- Jackie, Ella and families encountered him on the property repeatedly Aug 1st but he evaded any direct encounter
- All agreed both buildings should have a posted instruction if you encounter Tony or other trespassers:
 - 1 do not feel obligated to confront on your own
 - 2 Text both Mike & Chris _____pls clarify what ph#_____
 - 3 if you feel threatened and need immediate help, call the sheriff: _____need number_____

. ^^ suggestions: match cable and main gate keys (Jackie has second thoughts about this), add cable just before you enter ponds area, trail cams !! (All say yes, to trail cams, possibly help with prosecuting)

4. **DATES:** 9/12/2019 7:00 pm. Board meeting
10/26/2019 8:00 am. Work weekend (invasive need work end Oct/Nov)
11/09/2019 9:00 am. Annual Shareholders meeting - Clarksville, MD

5. **Buy outs** — plan for Kathy Gibson (requested) and Mary Randles (no response in years, passive buy out)

6. Rules & Regs updating process -- please all provide suggestions for better understanding of Rules & Regs, especially the dues / fees usage tables. We may need to alter shareholder dues to reflect number of shares owned...