

Wildwood HOA  
Annual Meeting Minutes  
April 4, 2023

The meeting was called to order at 6:07 PM by Kathy Van Doozer. A quorum was not present.

Alicia with Lighthouse Management provided an updated Income Statement, Balance Sheet and A/P Distribution Report to owners in attendance.

An owner asked about legal fees and how they are collected and paid. Also asked why the HOA needs to collect legal fees. Alicia explained that when a delinquent owner is sent to an Attorney for collections, the HOA is billed for the legal fees. Those legal fees are then applied to the delinquent owner's account. Essentially, the delinquent owner is reimbursing the HOA for the cost of collecting the delinquent balance.

The 2023 Budget was discussed; The annual dues are being increased by 5% due to increases in expenses. Some examples are legal fees and the electricity for the pump and pump repairs. If the pump needs to be replaced, it would cost \$4-\$5,000.

One owner thought that the HOA discussed increasing dues to save in case of irrigation breaks or pump issues. The HOA can only increase the annual assessment by 5% without 16 owners voting in favor of increase. HOA plans to increase the annual assessment by 5% every year to keep up with expenses.

Chris proposes changing the watering schedule as often times owners will not have water if the neighboring subdivision is watering at the same time.

There was a short conversation about possibly going door to door to speak with the owners about increasing the dues to \$200.00 per year so that the HOA could possibly begin building the reserves for irrigation repairs. The HOA would be willing to let owners make monthly payments for those that need to. No decision was made regarding this suggestion.

The HOA would like to remind owners of the rules:

Yard upkeep- Inspections will be performed. Owners need to keep property in good repair, weed free, and without junk or inoperable vehicles on property. Fines will be assessed for those owners who are not in compliance.

Chris recommended 2- 4 D to get rid of the weeds. It works good on grass and flower beds; Roundup is better on rocks.

No one wanted to volunteer to be on the Board of Directors.

If owners have issues or see violations, they can report them to Kathy or Lighthouse Management.

The meeting was adjourned at 6:47 PM.

These minutes were taken by Alicia Criswell with Lighthouse Management.