

**Working BOD Meeting  
13 January 2024**

**Attendance:**

**Meeting began at 11:30am.**

**Board Members Present**

- Anise Black, President
- Bert Neuman, Treasurer
- Christa Luna, Secretary

The WMT BOD met regarding the following information:

The WMT BOD set the Annual Meeting date for September 13, 2024

Anise discussed the \$2700 bill from ALM for Pine Straw. The BOD discussed this bill and agreed this bill was in error. Bert Neuman was going to call ALM to discuss the bill in concert with Anise and the landscaping committee.

The BOD discussed opening up the clubhouse to all homeowners as it is part of the due that each homeowner pays. The cameras are active to discern any issues. Clubhouse rules will be modified prior to implementing.

The survey of property lines was discussed as trees and shrubs are encroaching on WMT property. The cost of the survey is expensive. The BOD discussed utilizing the Madison County Maps and walk the perimeter to determine property lines prior to any survey being conducted.

The BOD reviewed the 2024 to send to EREM. All figures were discussed and agreed upon. Bert, as treasurer, will send and work with EREM regarding finalization.

Clubhouse. Christa Luna made a motion to change the clubhouse fees from \$500 to \$50 for exclusive use. Change the current clubhouse sign sheet "I agree to be responsible for any financially and any damage while renting the clubhouse".

The BOD agreed to pursue with the attorney to be included with the unit 7321 foreclosure at no additional cost to WMT.

The BOD decided to host Game Day at the clubhouse on Saturday, February 17<sup>th</sup> from 6-9pm as an effort to engage the community.

The BOD discussed uplifting the neighborhood. There are still several mailboxes that have not been updated, trash cans are left outside, driveways and siding are dirty and moldy. The BOD will work with EREM to communicate with the neighborhood to follow rules and keep the neighborhood looking good.

Bert is working with the accounts between Pacific Western and LPL financial. The effort is to get all funds moved so that the funding is not tied up and the funds can start making a level set of interest and overall better investments.

Christa will call the City of Huntsville to get the retaining ponds cleaned out.

Anise will work to get the stop signs and street lights that are crooked straightened.

Bert is working on obtaining new trash cans and/or trash can lids.

Bert is working to get a company to fix the pool gate that will work with the existing fob system.

The HOA meeting Adjourned at 1:38pm.

R,  
Christa Luna  
WMT Secretary