

# WTHOA ANNUAL MEETING MINUTES

Public Library Meeting

**Date:** 2/12/2026

**Time:** Called to order at 6:35 PM by the President

**Facilitator:** President Deborah Winters Chaney

## IN ATTENDANCE

HOA Board Members:

Deborah Winters Chaney (President)

Jamie Bell (Vice President)

Erica Torres (Secretary)

John Y'Barbo (At Large 1)

Randy Hall (At Large 2)

Pat Garner (Accountant)

Residents/Members:

9 residents

## REVIEW OF 2025 FINANCIALS AND 2026 PROJECTIONS

- Reviewed Balance Sheet total Liabilities and Equity ended at \$254,355.70 As of December 31, 2025. We did not need to dip into reserves from previous year for 2025. Compared to 2024 where we did need to dip into reserves from the previous year.
- Profit & Loss – January through December 2025 ended in a positive Total Net Income of \$12,899.25

## MAINTENANCE PROJECTS UPDATE

- **Completed in 2025**
  - Replaced the broken playground equipment at Applewood Park. The playground is now safe. The back playground by the pool had a swing with a broken chain that was fixed and the chain link climbing fence was also repaired.
  - Skimmers from the pool were maintenance and the leaks were fixed. Falling leaf entrance was leaking about 600 gallons a week of water. A hose bit and timers were installed. Falling leaf has a temporary fix for now.
- **Planned for 2026**
  - Looking into the cost and capabilities of solar lights to get some light to the playground and the pool area. The light post that is near the park by the pool is getting electricity, but the light is dim and a blue green color. Looking into changing the bulb along with adding solar lighting.

## NEW BUSINESS

- The HOA now accepts Zelle as a form of payment for the HOA. The payment will be tracked by home address. Residents can pay dues by check, cash or Zelle.
- Recreational Committee – Board recently voted on a budget of \$1,000 to start and can allocate more funds if needed. Looking for a resident to lead this committee and have multiple community events throughout the year.
- Discussed adding more speed signs in the neighborhood and working with the police department on maintaining the speed.
- HOA is shopping around the electric bill.

## COMMENTS FROM RESIDENTS

1. Put the Yard of the month on the neighborhood Facebook page and comes with a \$50 gift card. Discussed just putting Yard of the Month sign in the yard if resident is not home or able to answer the door.
2. Discussed getting more participation in HOA meetings. HOA will commit to putting up signs in neighborhood of future meetings and more marketing of the meetings within the neighborhood Facebook page.
3. Creating a maintenance list that is in writing, so neighborhood has a list to go to on what is being worked on and the ongoing expenses and work orders.



**ADJOURN:**

Motion for adjournment by Deborah Winters Chaney. The Annual Meeting adjourned at 8:09 pm.