

WMA Annual Meeting Notes  
10 May 2024 – 10:00 – 12:00 AM  
@ Covenant Baptist Church

If you have any questions about the results of the meeting, email [wyndalehoacom@gmail.com](mailto:wyndalehoacom@gmail.com).

Attendance – Fourteen people attended the meeting in person. Of these, nine homes were represented out of a total of 156.

President Jeff Bailey presented many topics.

- The bank balance as of December 31, 2024, was \$128,086.08.
- Certificates of Deposit: \$18,000.00 CD at 3.75% for a 30-month duration, and \$82,000.00 CD at 3.05% for a 15-month duration; both earn approximately \$259 per month.
- Taxes - Annual taxes were filed on time.
- Property Tax – A refund of \$827 for the 2023 and 2024 property taxes was received.
- We were granted a property tax exemption due to our nonprofit status with the WV SoS.
- Leins – One 2017 lien was satisfied & closed; One 2024 lien was satisfied & closed. There are four remaining liens pending. One new lien will be filed.
- Dues – We began assessing late fees in February 2025 for late 2024 dues payments.
- Utilities – AEP refunded \$200.
- A WV SoS account was established for end-of-year business reporting.

#### Community Improvements

- Four speed bumps were placed, and Wyndale Drive was repaired.
- Seven streetlights were upgraded to new LED models. Twelve streets were repaired. Note: Streetlights can no longer be restored; they must be upgraded.

EasyHOA – There are 113 users of EasyHOA. These users represent 68% (106 out of 156) of all homes.

#### Pending Actions

- Working and communicating with AEP regularly to upgrade all streetlights to LED.
- All street signs will be upgraded and replaced. Two new street signs will be installed.
- A Children's play sign will be installed.

#### Golf Carts

The WMA received many complaints about golf carts. For example, golf carts without front and rear lights, operating without lights during evening hours, driving in both lanes without following traffic rules, minors under 12 years of age operating golf carts, etc. As a result, golf cart safety rules were established. This rules letter was sent to all homeowners via US Mail.

#### Bylaws and Covenants

The WMA bylaws and covenants are 25 years old, outdated, vague, and woefully inadequate to maintain our community. The existing bylaws and covenants were written for a developer and require a rewrite. A rewrite of our bylaws and covenants is underway. The new draft will be reviewed by Smith, Lilly, and the Ball Law Firm. Once that is complete, we will provide every homeowner with a copy of the new products

for their review and to gather input. Once the community review is complete, a final draft will be sent to all homeowners, a meeting will be called, and a vote will be required to enact the new version. It requires 75% of homeowners to vote in favor of the new rules for them to pass. We encourage every homeowner to voice their concerns and support the new products.

#### WMA Officers

No one volunteered to take any WMA officer roles. As a result, no vote for officers was conducted. Jeff Bailey and David Poole volunteered to continue as President/Vice President for one more year. Both made it clear that this is their last year. If no one volunteers to take these roles in May 2026, the WMA will default and cease to exist; community standards, maintenance, and dues collections will default.