

# 2025 WMA Annual Meeting Notes – 16 May 2026

The meeting began at 10:00 AM. We had 20 people attend the meeting (thank you).

You can review the meeting agenda presented by President Jeff Bailey on the EasyHOA application under Homeowner Documents or on the website under News. If you have any questions or concerns, please email [wyndalehoacom@gmail.com](mailto:wyndalehoacom@gmail.com). Thank you.

President Jeff Bailey opened and presided over the meeting, presented a financial report, and informed the community that the WMA officer roles are in need of volunteers to take over the responsibilities of the WMA.

## **Community Improvements for 2025**

- New street signs.
- Street light replacement and upgrades to the LED model.
- Entrance sign renewal and landscaping.
- Pond signs renewed
- Cemetery clean-up.
- Repair of mailbox stations.

## **New Business**

- 1) New Business #1: An increase in Annual Dues to \$330.00 was brought forward. A dues increase is necessary to keep pace with rising maintenance costs in our community. The increase was voted on by an in-person meeting, via proxy ballots, and one mail-in vote. The increase passed by the required 2/3<sup>rd</sup> majority. The vote tally was 21 Yea and 5 Nay. The increase passed and will be effective on 1 Jan 2027. Status Closed.
- 2) New Business #2: President Jeff Bailey and Vice President David Poole have served our community for 3 years and are resigning. No volunteers came forward before the meeting. There was no vote on vacant officer roles. Status – pending.

There are three options for the entire community to understand, discuss, and vote on the path forward.

- Option #1: Volunteers come forward to fill the four vacancies (President, Vice President, Secretary, and Treasurer). This is the preferred and ideal option.
- Option #2: The community hires an HOA management company to take over all responsibilities. We will seek estimates from potentially three companies and present these costs to the community. This option will significantly increase annual dues.
- Option #3: The WMA legally dissolves. This is the worst option and would be devastating to our community overall and our property values.
- Option #4: A TIP Agreement. This option was discussed as a possibility in which one person would lead the WMA and take on all responsibilities. This option is plausible, and a volunteer has been identified to take on this responsibility. It will increase our annual dues, but not as much as hiring an HOA management company would.

NOTE: Additional documentation with details (pros and cons) for each option discussed will be provided to the entire community. It is imperative that all property owners review these options and provide their feedback so we can make an informed, sound decision for our community. Status – pending.

- 3) New Business #3: Noise and Nuisance from the Graham trucking company that adjoins the Wyndale community was brought forward. Discussion of possible options included planting trees along the property line to obscure the heavy equipment and reduce noise. In addition, research will be conducted to determine whether that property is zoned commercial. If not, we will discuss options with the attorney. Status – pending.
- 4) New Business #4: An updated Covenant rewrite was accomplished last year, but was paused. It was decided to distribute the updated covenant draft to all property owners for review and input. This document will be mailed, posted on EasyHOA, and emailed to all property owners who have a valid email address on file in the EasyHOA application. Highly encourage every property owner to review. Status – pending.
- 5) New Business #5: Road repairs will be necessary sometime this year.

Once again, it's nearly summertime, and children will be out of school soon. Please be mindful of the children playing and slow down. Thank you.

The meeting agenda, 2025 financial statement, and these notes will be posted in EasyHOA's Homeowner Documents and on the EasyHOA Website under News.

For homeowners who have joined EasyHOA, please ensure your email address is up to date. We have a few that are getting bounced back.

We highly encourage all homeowners to join EasyHOA and stay informed.