

WSA Board meeting 1.15.25

- Meeting called to order at 7:04
- Present: Paul Bengelink, Brian Casey, Brian Doane, Jessica Hettig, Mark Patterson, and Helga Roelofs
- The purpose of the meeting is to review and approve the 2025-2026 budget

Caretaker extra expenses

- Bathrooms clean up
- Tree removal

Postage

- Over budget because we've been including self-stamped envelopes with annual assessment and special assessment mailings
 - \$230 spent in 2023
 - \$719 in 2024 due to special assessment
 - \$235 for annual assessment mailing
 - **MOTION:** Propose \$500 for 2025-2026 made by Mark / supported by Brian D

Grounds and maintenance

- Haven't spent \$1,000 in the budget
- Use 2025-2026 budget for septic work and new bathroom toilets

Proposed budget is \$11,000 under spend

- Put some money in the future building projects account
- Members will be critical of us collecting the special assessment when we have \$42,000 in the checking account.
- Possibly spend some of the money on improvements
 - Replace all toilets
 - Fix boat launch road
 - Split rail fence – repair what is broken

Utilities

- Increasing electricity because of Great Lakes Energy fee cost just increased

Board expenses

- Need to increase line item because about five property owners are more than three years behind in paying their assessments
 - Will send reminders to the association in the spring
- Follow up with the offenders in the fall that legal action will occur at the end of 2025 if they are still behind
- At December 2025 board meeting vote on who will be contacted

Insurance

- **ACTION:** Jessica will investigate providing more insurance covering the pavilion due to the improvements

Overall Budget

- Decided to realign some of the line items under maintenance vs capital expense: examples boat stickers, dock and platform installation under maintenance
- Leave beach sand/maintenance on the budget but put at zero

Proposed Projects

- Finishing the inside of the pavilion \$1,000
 - Fertilizer \$1,000
 - New bathroom house lock and deadbolt lock
 - Fix boat launch road (but not into the water)
 - **ACTION:** Brian Doran will contact a few contractors to quote fixing the boat launch road

Annual Assessment

- **MOTION** to keep dues at \$100 made by Mark P
 - Discussion about the checking account balance of \$42,000
 - Is there a legally mandated amount to keep in an HOA account.
 - **ACTION:** Jessica will research if there is a Michigan mandate for how much HOA accounts need to maintain
 - **MOTION** to reduce dues to \$75 made by Jessica and supported by Brian Casey. Passed unanimously

Miscellaneous

- Spring newsletter content
 - If you or guests are using the swimming dock, please do not rock the dock. It compromises the strength of the chain and eventually breaks it.
 - If you notice the dock in the wrong location (moved due to high water or wave action), please email the association at walhallowshores@gmail.com
 - **MOTION:** To approve the modified budget made by Paul B and seconded by Mark

MOTION: Helga motioned to adjourn the meeting at 8:45 p.m. and supported by Jessica