

Walhalla Shores Association Board Meeting

Jan 17, 2024

Called to order at 7:08pm

Present: Sander, Jessica, Paul, Helga, Mark

Absent: Carol DeRuiter, Roger Hoogewind, and Paul Koperski

2023 Budget

\$16,875 total expenses

\$32,514 income from dues and past dues including late fees.

- Board reviewed the budget line by line as it prepared the 2024 budget.
- Items going up in 2024:
 - Postage
 - PO box
 - Commercial Insurance
- Association Dues
 - Progress has been made collecting from delinquent property owners.
 - Some property owners have been contacted and have paid up.
- Troy is the owner of his property.
 - Waiting on receiving the past due statement.
- Steven Hansley claims he didn't receive the statements.
 - Mark asked him for a proposal of what he owes, and Jessica sent him an updated statement.
- Brian Perry has not responded to texts.
- The people who live on the right when you drive into the association are also past due.
- Received many dues received on time – due to pre-stamped envelope.
- Jeff Jalving is charging the same fee for 2024.
- Taxes budget will not go up.
- Leaving the soil erosion budget the same.
- When the budget is sent, an explanation will be included why the increase is there:
 - Postage is going up.
 - PO box cost is going up.
 - Commercial line insurance is expected to increase.
- Will need to budget for additional seeding and weed control by the pavilion.
- Deleting the line item of pavilion lights, buoys.
- Adding line for boat stickers. For 2024 will budget \$300.
- Beach Maintenance / sand \$600.
- Updating the line item to Dock Maintenance.
 - \$1500 but can't make a T with the fishing dock.
 - Will most likely use the funds to repair boat docks.

- Common grounds maintenance will be kept at \$5,000.
- 2024 Budget
 - Expenses \$31,360.
 - Income \$32,100 (doesn't include past dues and late fees)

MOTION: Approve the budget by Mark seconded by Paul B. All approved.

MOTION: Approve \$100 per lot assessment by Mark seconded by Paul B. All approved

Newsletter

- Newsletter and Dues will be sent out March 15.
- Include in the newsletter:
 - Trailers Article 12 item 4– no more than one can be stored in the side lot.
 - The deed of restrictions say homes are single-family dwellings.
 - Inform property owners that this will be enforced going forward.
- Inform property owners that we need more people to be on the board.
- Provide Picnic Pavilion Update

Picnic Pavilion

- Obtain additional bids – then decide to move forward.
- Put in newsletter – we have the money.
- Argue for 25% down on the project starting the project in the fall so we can get the 2024 dues in.
- Helga will forward the 2nd quote to board to discuss at the February meeting.
- Would hold special assessment meeting immediately after the May meeting.
 - Page 11 Section 5 article 4 to collect \$25.
 - The special assessment letter/dues will be mailed Sept 1 due Oct 1. Include conceptual drawings.
 - Need 195 lots represented to have a quorum to vote on the special assessment for 1st meeting.
 - A subsequent meeting only requires 50%.

ACTION: Paul will email Carol DeRuiter about how much involvement she wants to be on the Board.

ACTION: Jessica will contact Paul K and Roger H to see if they want to run again.

Next meeting Feb 28 at 7pm.

- Be prepared to discuss the pavilion quotes, newsletter content and board nominees.

Meeting adjourned at 8:43

Submitted by Helga Roelofs