

WSA Dec 18, 2024 Board meeting

Present: Paul Koperski, Paul Bengelink, Mark Patterson, Brian Doane, Jessica Hettig, Helga

Old Business:

- Brian Casey has agreed to fill the remaining term of Carol DeRuiter which ends in 2026.

Dog Issue

- Jason Gruda wrote an email about two dogs running wild and defecating on his property.
- Dogs appear to be owned by Michelle Klukose.
- Referring the property owner to contact Mason County Animal Control

Treasurer

2025 Budget

- Will wait until January to create the 2025 budget
 - Need to pay PLM for weed control by the end of 2024 to get 10% discount \$2,517.07
 - **MOTION:** Approved expenditures Paul B motioned/Brian approved
 - Also waiting on Jeff Jalving to submit the rest of his 2024 expenses
 - **MOTION:** Approve Jeff Jalving's 2025 bid: \$6,768. Helga motioned/Mark P approved
 - Additional expenses for consideration in 2025:
 - \$6,800 groundskeeper
 - \$300 septic root repair
 - \$760 dock installation/removal in the fall
 - \$500 for fertilizer for newly planted grass
 - \$1,000 Small claims/liens on properties
 - \$150 Install security camera(s) on the bathroom/pavilion that are solar
 - Paul Koperski will investigate WIFI
 - Can purchase stand-alone WIFI access for 6 months
 - Beach/Pavilion/Bathroom
 - Mark will determine which split-rail fence sections need to be replaced at the bench parking area.
 - Mark will get input from Jeff Jalving on possible upgrades (toilets, shower head, etc)
 - Budget \$1,000 for painting the inside of the pavilion, installing solar lights, rekeying the bathroom door, and possibly seal bathroom floor.
 - Separate account for special project funds?
 - The board discussed opening a separate account for special project funds.
 - It would create transparency for association members.
 - **MOTION:** Approve opening a separate account for special project funds. Jessica motioned/Paul Bengelink approved
 - Special Assessment Status
 - Projected to collect \$15,950
 - Only collected \$12,925

ACTION: Jessica will send a list to Mark of homeowners with lot numbers of those in arrears for the special assessment and yearly assessments.

2025 Board Elections

- The following board members are up for re-election in 2025
 - Paul Koperski (seeking re-election)
 - Paul Bengelink (seeking re-election)
 - Sander Niemeyer (not seeking re-election)

- Others to consider:
 - Jim Quinn
 - Jim Scheuerle
 - Tom Weidner

For 2026 budget consideration

- Boat launch drive repair
- Earmark funds that would be directed to 'special project' account
- Does the WSA HOA need to have a reserve?
 - Mark said in the past it's been a percentage that would be set aside for special projects
 - Will need to check the bylaws / deed of restrictions

Communications

ACTION: Helga will create an email to the association (sent 12/30/24)

- Tom Weidner's wife?
- Brian Casey has stepped into Carol DeRuiter's role and will be on the board until 2026.
- As we're creating a 2025 budget, we have noticed quite a few property owners who have not paid their 2024 assessment as well as the 2024 special assessment. If you are behind in paying your dues or special assessment, you will receive a communication about still owing.

MOTION: To adjourn by Jessica seconded by Paul B 7:53