

September 16, 2021

4:00 PM

Gazebo

Present: Board Members: Debra Baird, Gerry Simon, Ralph Thurmond, Anita Oetgen
Ex Officio: Cathy Curley

The Board of Directors conducted the following business matters at the regularly scheduled meeting of the Board held at WCC Gazebo.

1) Meeting Minutes.

- a) Minutes for the July 27, 2021 were approved.

2) Treasurer's report

- a) Ralph presented the July financials. Operating capital 7/31/21 was \$5962.

3) Old Business

- a) **New mailbox** installation completed. Final payment to vendor should be reflected in August financials.
- b) **Landscape Update** Cathy Curley
 - i) Sod for #119 should be installed in November. Owner will need to water. Amilcar feels no need to add sod to Rodney's lawn.
 - ii) Crepe Myrtles- Seven red ones can be cut way back in February. The nine white ones cannot be cut back too far. Anita to check with Ben on which arborist we used. We will have them come out and give us more comprehensive plan for long term mature landscape needs.
 - iii) Front area has dying heather/junipers. Cathy will work with Amilcar to decide on a plan and provide a proposal with costs.
 - iv) Area by sign- flowers not doing well, and soil is shallow. Suggestion made to look at evergreen ground cover to replace flowers.
- c) **Treasurer position**- Gerry Simon communicated that Jerry Levy has agreed to serve on the board with approval during annual election.

4) New Business

a) Annual Meeting Preparation

- i) Anita to continue weekly reminders and to attach proxy form. Gerry will collect completed proxies for the annual meeting.
- ii) Budget recommendations- Ralph stated that budget would remain the same. Anita will format and print for meeting.

- iii) Tim Gould will attend. Debra will move him to the front of the meeting. Gerry will ask about paving the street.
 - iv) Debra to work on recognition for Ben Rawlings for years of service. Intent is to put plaque at the Gazebo.
 - v) Anita to format agenda for annual meeting and provide bullets discussed at today's meeting. Once agenda is approved, Anita will print and provide to Debra for meeting.
 - vi) Dick Dietz will take notes for annual meeting as Anita is out of town.
 - vii) Light poles- add to agenda—if you have light poles near your home that are not working, please locate the medallion number on the pole and send it to Gerry Simon. He will coordinate repair.
 - viii) Anita to send out note about neighborhood get together at the Gazebo Greens at 5:00PM—Bring something to share and your own beverage. This is NOT a WC Board sponsored event, but one that individuals may decide to attend at their discretion.
- b) **Fence Repair Update**
- i) Gerry working to determine number of 6X6 fence posts that need replacing. He has found at least 13 that need replacing and expects these will cost roughly \$300 each to replace. There is roughly \$2800 left in the fence budget for the remainder of 2021.
- c) **Walkthrough**
- i) The board will take the Westchester Commons property walkthrough report and walk the neighborhood to determine any areas that require homeowner or board attention.

5) Next Scheduled Board Meeting: November 16, 2021 – 3:00PM

6) Adjourn

Anita Oetgen, Secretary