

WNNA GENERAL MEMBERSHIP MEETING
SEPTEMBER 20, 2019

The meeting was called to order by President, John Frank, at 7:05 p.m.

We did not have a quorum.

Secretary: The minutes from the March 14, 2019 General Membership meeting were read. There were no additions or corrections.

Treasurer: Rob Place was not present at the meeting but the Secretary read a two page report and answered questions.

Highlights of the report: A better financial year; pool expenses decreased. The net increase in revenue should be about \$8000 higher over the last fiscal year. Rec membership was 173 (+1 from last year). Senior rec membership was 47 (+7 from last year). We're spending \$40,000 less in pool management, chemicals and repairs as opposed to 2018.

The following improvements were made: \$11,000 for Glasgow landscaping (includes wall and drainage system); \$7,000 South park mulch; \$3200 north and east park mulch; \$700 repair to east park playscape; \$1,000 Allisonville Road entrance light bulb replacement (all new LED lightbulbs).

Total assets are \$88,572.40 as of 8/31/19, an increase of over \$22,000 from 8/31/18.

Suggestions from the residents: Create a separate emergency fund and/or reserve fund to begin saving for pool and playscape replacement. Consider filing a lien against the residents that are behind on their dues.

The complete treasurer's report is attached to these minutes.

Architecture committee, Mark Hodson: 13 requests for lot improvements were approved in 2019. 16 were approved, by this time, in 2018.

Government liaison, Greg O'Connor: Downtown development continues. The Logan Street bridge is behind schedule and should be finished by May, 2020. There is a sidewalk planned along Allisonville Road from the traffic circle south to our west entrance in 2022. More traffic circles are planned in Noblesville on State Roads 32 & 38. Seminary Park improvements are continuing.

Old business: 161 Wellington Pkwy will be boarded up by the city. No further details are available at this time.

Comments about pool operations this summer: There was good response from the new pool company when problems occurred. Keep one trash can available near the tennis courts for the fall and winter and move all other trash cans inside the locked fence. Residents appreciated the extended pool days especially with the long stretch of warm weather in September. General consensus was that the neighbors did a good job keeping the pool areas clean.

Covenants and by-laws: The final versions will be posted on the neighborhood website and emailed to residents whose email addresses are available. Voting will take place in November and finish with the special meeting on December 5th, 7 p.m. at First Christian Church.

New business: Adopting uniform mailboxes was suggested by a resident.

Election of officers: There were no contested positions for 2020 so the following residents are the new officers: President, John Frank; VP: Nick Vctor; Secretary: Melissa Ralph; Treasurer: Rob Place.

Meeting was adjourned at 8:10 p.m.

WNNA Treasurer's Fall report

We are certainly having a much better year financially so far in 2019 over last year, largely due to sharply decreased pool expenses. We are currently running under budget & will most likely end the fiscal year in the black, absent any major, unforeseen expenses.

On the revenue side, we should collect \$10,600 more from general members than 2018 due to increased general membership dues. However, we will be collecting about \$2800 less than last year from Recreational members. While we were able to stop the downtrend in standard Rec members, we are collecting \$20 less per member in 2019 compared to 2018, Senior Rec members witnessed a healthy increase, but this is the final year we will be offering that option.

The net increase in revenues will be about \$8000 over last fiscal year.

-Regular membership trend:

- 173 in 2019
- 172 in 2018
- 175 in 2017
- 179 in 2016

- Senior Rec. membership trend:

- 47 in 2019
- ' 40 in 2018
- 36 in 2017
- 34 in 2016

On the expense side, we are enjoying an exponentially better situation with our pool expenses this summer. We are spending \$16,000 less on pool management costs & do not have any of the extreme chemical costs we suffered last year. Our pool repairs are the lowest we've seen in many years, far under the \$10,000 budget the Board allocated to them. We've had some costs due to vandalism, but thankfully those have been minimal.

All & all we will be spending around \$40,000 less on pool management, chemicals, and repairs as opposed to 2018. Please note it would be unreasonable to assume our aging pools will enjoy such inexpensive upkeep in the years ahead.

Other normal yearly expenses such as landscaping, mowing, accounting services, insurance, and utilities have all been in line with expectations.

Our legal expenses, however, have gone over budget & the Board allocated an additional \$2000 over the original \$5000 budgeted to this line item.

We have been able to improve the following areas in the neighborhood:

Glasgow landscaping*: \$11,000; South Park mulch: \$7000; East and North Park mulch: \$3200; East Park playscape repairs: \$700; Allisonville entrance lighting repair & bulb replacement: \$1000.

* 2019 expense but approved in 2018

The Board has not allocated money to repair the South Park tennis courts in FY 2019.

Accounts Receivable currently stands at \$2676, last year at this time it was \$2860. There are 14 residents total that are late on dues; 2 of these 14 are more than 12 months in arrears and 1 is more than 24 months in arrears.

Total assets are 88,572.40 as of 8/31/19, an increase of over \$22,000 from 8/31/18