

Williamsburg in the Woods

Home Owners Association Meeting

Meeting Date: January 16, 2024

Meeting Location: Special Called Meeting for Due Increase at the Plainfield Christin Church

14 neighbors and Kyle Thompson, Terry Aders, Craig Johnson, Barb Stader, Scott Gronotte were in attendance.

The meeting was called to order at 7:05 PM.

Prior meeting minutes were not reviewed.

Events Since last Meeting:

1. The board received a quote on 11/15/23 for the recommended replacements as described in the 11/14/23 board meeting. The cost was \$43,983.88 which the board had rejected due to a lack of funds.
2. A revised quote was provided on 11/17/23 for just replacing all mailboxes and 16 posts determined to be in desperate need of replacement. The cost was \$22,645.10 which the board approved by electronic vote.
3. The proposal was only good for 30 days because Ottos was having a price increase at the first of the year.
4. Since the purchase had unanimous support during the annual meeting and was out of existing funds the board approved the purchase and confirmed with Ottos for the requirements for deposit and informing the neighbors of the new mailboxes to be purchased for all neighbors.
5. The board sent a "Winter Newsletter" on November 20, 2023 to inform the neighbors of the decision/votes for increasing the dues to cover the expenses of the mailbox program as well as other increases in expenses.
6. A down payment for the work was submitted to Ottos on 12/15/23 in the amount of \$12,000.
7. Proxy voting was allowed by the covenants. Prior to the meeting the board had received the following votes by proxy:
 - a. 45 votes in favor
 - b. 4 Votes against the increase

Treasurers Report

1. Was not reviewed.

Architectural Committee Report

1. Was not reviewed.

New Business

1. The board Presented the following information to the meeting:
 - a. Mailbox Confirmatory & HOA Takeover
 - i. Place all mailboxes on a routine replacement cycle (\approx 5 years)
 - ii. Allow us to replace posts as needed (\approx 10-15 years)
 - iii. Confirming post will be repainted and caulked.
 - iv. Provides the HOA volume discounts with our supplier.
 - v. Ensure mailboxes and posts have a similar and uniform look throughout neighborhood to enhance curb appeal.
 - vi. HOA has ordered upgraded mailboxes with a powder coat finish and upgraded hinge assembly.
 - b. Increased Common Area Expenses
 - i. Mowing Costs
 1. 27% increase in 2022

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2. 9% increase in 2023
 - ii. Front Entrance Landscaping
 1. 9% increase in 2022
 2. 18% increase in 2023
 - iii. Accounting and Insurance have also seen yearly increases.
 - c. HOA Due Increase Proposal
 - i. Proposed \$25 annual increase (≈\$2 month) - \$200 annually.
 - ii. WITW have never raised dues – currently \$175 (\$5 discount if email is on file)
 - iii. Lowest HOA dues of any surrounding neighborhoods in Hendricks County
 - iv. Allows us to cover increased common area expenses while also taking cover the neighborhood mailbox program.
 - v. Homeowners should see a reduction in costs as you no longer have the cost burden to upkeep your mailbox.
 - vi. Annual Dues increase requires a 2/3 (67%) approval from those in attendance tonight and those homeowners who have already voted via proxy.
 - vii. If approved, new dues will be effective in 2024.
2. During the presentation a neighbor asked for all the financial documents supporting the request for the increase
 - a. The board gave him the overall budget numbers, but he asked for a complete accounting for the increase.
 - b. He stated his opposition to the increase because he did not feel informed of all the numbers.
 - c. He said that it was not the amount, but the principle of price increases and he was not willing to accept another increase.
 3. Several neighbors spoke up about the cost savings this would give over the years and that even \$500 could be a substantial amount for some neighbors.
 4. The neighbors voted

Motion to Adjourn at 7:45 PM