

WSG Board Agenda
Thursday, August 28, 2025: 2:00 – 4:00 pm
The Gathering Place

1. Establish Quorum 2 min.
2. Open session for homeowner comments 8 min.
3. Approval of June 26, 2025 Minutes 2 min.
4. Property Managers Report 10 min.
 - a. Mill House Contract Paperwork
 - b. Lien Paperwork (Executive Session)
5. Architectural 5 min.
 - a. 515 Swim & Croquet – Ramp Only
6. Nominating Committee 8 min.
 - a. Update and AGM Preparation
7. Utilities 5 min.
 - a. Repair of Storm Drain 570 – 581 Close
 - b. Out the Door Plumbing: Timing of inspection for 25 more units
8. Landscaping 10 min.
 - a. Landscaping Update
 - b. Tree Trimming Status
 - c. Other
9. Building & Maintenance 15 min.
 - a. Skylights – Roof Repair/Replacement
 - b. Paving Recap
 - c. Front porch painting schedule (Velspar)
 - d. Other Repairs
10. Insurance 3 min.
11. Communications 5 min.
 - a. AGM Time/Date Reminder
 - b. Fall Bulletin
 - c. Reserve Study Presentation Reminder (Mill House)
 - d. Quick Reference Guide

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| 12. Treasurer's Report | 10 min. |
| a. Approval of June & July Financials | |
| b. YTD Line-Item Budget Review | |
| c. 2026 Budget: Input from Committee Chairs | |
| d. Discussion of Preliminary Audit Recommendation from CPA and our Bookkeeper regarding Contract Liability and Quarterly Contributions to Reserves | |
| 13. Other Business | |
| a. Reserve Study Presentation by John Tyrrell/Dave Spencer | 30 min. |
| i. Board Input on Future Dues Timetables | |
| b. 570 – 581 Close Parking | 15 min. |
| c. Next Year's Master Calendar | 3 min. |
| d. AGM Reports deadline | 3 min. |
| 14. Adjourn | 2 min. |