

Wyngate Monthly Minutes

Date: February 9th, 2024

Time: 7:00 p.m.

Location: Zoom Meeting

I. Welcome/Call to Order - 7:06 pm

- a. Board Attendees: Nancy Webb, Michael Dearing, Stefanie Roberts, Jeff Neilson
- b. WelchRandall - Rachel Christensen
- c. Wyngate Homeowner

II. Minutes - Meeting minutes approved

III. Financial Review

- a. Balance Sheet - Reviewed
- b. Income Statement - Reviewed
- c. Delinquency Report - Reviewed

IV. Business

- a. Discussed homeowner questions about fiscal year, financials, reserve study, and roofing questions.
- b. Tasks reviewed
- c. Approved to deposit another \$100,000 into a 3-5 month CD from America First to lock in the higher interest rates.
- d. Reviewed monthly amount that should be placed in reserves each month based on the Annual meeting in 2023.
- e. 2024 Budget discussion to include changes in WelchRandall fees for 2024
- f. Pool Bids
 - i. KoolDeck would increase costs for the pool
 - ii. Discussion around T&R Concrete Bid.
 - iii. Determined to get another bid from pool company
- g. Home owner concerns with flooding in window wells

h. Pool House Bathrooms Update - Approved by board to move forward on this project based on bids received.

V. Next Meeting - March 5, 2024 - 7:00 pm via Zoom without Property Management

VI. Adjournment - 8:54 pm