

**WCA Special Meeting of Members,
Board Regular Meeting, and ARB Meeting at the Clubhouse
6:30 PM, December 9, 2025**

<https://meet.google.com/cfi-bvkx-ntc>

Special Meeting of Members

- Notice was sent to the members on November 9, 2025 and posted at the mail kiosk.
- Proxy forms have been distributed as requested and must be filed with the Secretary.
- Ballots will be distributed after signing the attendee list at the meeting. One per household.
- Final count will take place at the BOD table in front of the membership.
- The final copy of the amendment will be sent to the membership within 30 days.

ARB

- 106 Greentree Ln., Howlands. Tree Removal.
- 205 Waterwood Dr., Karleskint. Landscaping Walls

WCA Board Meeting

- Welcome New Residents
- Approve Nov. 13 WCA Board Meeting Minutes
- Financial Report
- Dues increase of 20% effective January 1, 2026
 - Notice sent on November 9, 2025 and posted at the mail kiosk.
- Proposed Contours Contract Approval
- Committee Updates:
 - Maintenance
 - Mail Kiosk Screens
 - Reserves
 - Water
 - Marina
 - Restrictive Covenants
 - Publicity
 - Recreation
- Membership Q&A

Your WCA management team has been working hard over the last two months to plan for 2026. Planning has included identification of major goals and objectives for maintenance projects and improvements in administration and infrastructure, contract negotiations with our major vendors, updating of the Reserve Study, and preparation of the 2026 budget. In addition to the outstanding contributions from our five Standing Committees, the WCA Board thanks the Reserve Study Group spearheaded by Ed Klaczak and Dave Hocevar, our Contours contact group (Kelley Tanner and Dave Hocevar), the Restrictive Covenants Task Force headed by Gordon Colvin, and the Finance Committee supporting our treasurer, Roger Hill.

Based upon the input from our volunteer management team, we offer the following list of objectives as the most important things to accomplish/fund in the 2026 budget:

1. *Cover the budget overrun from 2025 mostly related to the Force Main Solutions contract; to make sure the Force Main Solutions contract and their list of recommended maintenance projects for 2026 are funded.*

Force Main Solutions was retained by the WCA Board that was in place before the March 2025 Annual Meeting and seating of the subsequent Board. The decision to enter into a contract with Force Main Solutions has proven very helpful to the community. Not only have they performed routine maintenance on our utilities, but they have identified and mitigated both small and large problems with our wastewater and water supply systems that were above and beyond the terms of their original contract. The excellent support from Force Main Solutions has come with a price, however.

The current budget overrun of approximately \$30,000 is related both to the fact that the original Force Main Solutions contract was not fully funded for the entirety of the 2025 fiscal year, and to the need for Force Main Solutions to perform repairs above and beyond the baseline scope outlined in their original agreement. Entering the new fiscal year, the 2026 budget needs to recover this cost overrun and to make sure that the critical services planned to be provided by Force Main Solutions are funded.

2. *Fund the Reserves as per the 2026 Update.*

Successive Boards over the past several years have exercised due diligence with respect to Reserve Studies to help us fund critical maintenance without requiring Special Assessments. Over these several years, the Reserve Study has become progressively stronger and more accurate. The Reserve Study for 2026 is available on the mywaterwood.com website. This latest edition requires an increase of 5% in funding starting in January 2026.

Projects for 2026 funded by the Reserves include the following:

- I. Home curb valve replacements (as needed).
- II. Tree replacement and thin-out.
- III. Utilities alarms.
- IV. Installation of an emergency generator and propane tank for the wastewater treatment plant.
- V. An interim maintenance program on the wastewater treatment plant.
- VI. The chlorination shed roof.

These Reserve projects are in addition to the ongoing mapping and other work Ed Klaczak is coordinating with FRWA. This mapping is the first step of an overall program to characterize the existing condition of our forty-year-old water supply system, identify and develop a plan to improve/replace key portions of the system in a phased approach, and seek funding through grants to finance a significant portion of the work. A similar waterline replacement program has been recently completed in The Springs at a cost of \$1.5 million, largely financed through grants. If we seek to avoid shutting down water flow to the entire community to deal with localized leaks, we must seriously focus on understanding the current condition of our aging system and address the system's deficiencies and degraded condition.

3. *Make sure the services of all our other major vendors are fully funded.*

The most significant vendor contract besides Force Main Solutions is our one with our landscaping contractor, Contours. Dave Hocevar and Kelley Tanner have been negotiating on the community's behalf to get the best bang for the buck relative to our groundskeeping.

Other vendors that the Board is communicating with include for pool service, clubhouse cleaning, maintenance of the ponds, and for engineering/regulatory compliance support for our utilities.

4. *Perform landscaping, fence and pool deck work on the clubhouse grounds and landscaping at the community entrance.*

Work to improve the condition of the clubhouse, pool area and surrounding grounds has started, but is not complete. There is additional fence work, exterior garden work and improvements to the pool deck and small gardens within the screen room that remains to be completed.

In addition, the WCA Board recognizes that the landscaping at the community entrance needs upgrading. This work will include irrigation, new plantings, and mulching.

5. *Budget for legal fees to deal with the Restrictive Covenants Update.*

The Restrictive Covenants Task Force has worked very hard during 2025 to formulate draft updates to the 27 Restrictive Covenants in our Declaration of Covenants and Restrictions. Some of the updates have already been shared with the community via email. With all the draft updates now ready for review and comment, a considerable push will take place during 2026 to complete community review, to prepare the necessary documents to support a community vote on the proposed updates, and to conduct the actual vote. This effort will require some legal support.

6. *Ensure that the Storage Yard and Marina have access to the funds they generate.*

The Board that served prior to March 2025 prepared the operating budget that the current Board is managing. In this current budget, there was very limited budget for the storage yard that did not match the revenue generated by the rental fees paid by its users. Consequently, the operating budget was used cover costs for tree and waste removal. In the 2026 budget, the fees generated by the storage yard will be made available to the manager to cover the costs of routine maintenance activities.

Note also that the plan is to replace the ageing storage shed in 2027. This is a Reserve Study component and will be funded via reserves, not the operating budget.

The marina commodore will similarly have full access to the funds generated by marina rental fees.

With these objectives in mind, the Board is finalizing the 2026 Budget and will share it as soon as possible. **The budget requires a 20% increase in regular quarterly assessments (i.e., our dues).**