WILDE LAKE VILLAGE BOARD
Board Meeting Minutes (Hybrid)
July 13, 2026 – 6:30 p.m.
Slayton House, 10400 Cross Fox Lane, Columbia, MD

Video #1 - https://www.youtube.com/watch?v=V7MIo20IQKI\

Directors Present

Debbie Cappuccitti (Chair), Steve Campbell (Vice Chair), Felisa Garrett, Lonn Tremblay, Columbia Council Representative Bill Santos, and Executive Director/Village Manager Sharon Cooper-Kerr. A quorum was present.

Directors Absent

Andrea Thorin.

Closed Session – 5:30 p.m.

Prior to the public meeting, the Board convened in closed session for consultation with legal counsel and to discuss matters pertaining to employees and personnel, as noticed on the agenda. Minutes of the closed session are maintained separately in accordance with Board policy.

Call to Order

The public meeting was called to order at 6:31 p.m. by Chair Debbie Cappuccitti. A roll call was conducted; all directors were present with the exception of Ms. Thorin.

Approval of Agenda

Motion to approve the agenda as presented.

Motion by: Ms. Garrett; Seconded by: Ms. Tremblay

All in favor (4-0-0). Motion passed.

Approval of Minutes (June 1, 2026)

Motion to approve the minutes of the June 1, 2026 meeting.

Motion by: Ms. Tremblay; Seconded by: Ms. Garrett

The Chair thanked Ms. Cooper-Kerr for the thorough minutes and attached handouts from the June 1 meetings.

All in favor (4-0-0). Motion passed.

Resident Speakout

Several residents signed up to speak regarding the upcoming Faulkner Ridge Early Childhood Learning Center presentation include:

- Elizabeth Lakey
- Zach Burnett
- Paula Rivers

Further discussion was deferred to the presentation and Q&A that followed.

Special Guest Presentation: Faulkner Ridge Early Childhood Learning Center

Andrew Jinks, Manager of School Construction for Howard County Public School System (HCPSS), presented on the conversion of the former Faulkner Ridge Elementary School into a new regional Pre-K center, accompanied by representatives from Oak Construction, the project's construction management firm.

- The building will serve as a regional Pre-Kindergarten center, primarily for three-year-olds (with some students as young as two turning three, or as old as four), to help meet the state's Blueprint for Schools Pre-K requirements. The Center will serve children from throughout the County.
- The facility will include 13 classrooms at 20 students each, for a maximum capacity of 260 students. A previously discussed addition for the county's separate Head Start program is not being built due to funding constraints, but the building has been designed so that the addition could be added in the future without affecting the existing structure.
- Construction is expected to take approximately one year, with completion and opening to students targeted for August 2027.
- The project includes significant site work: a reconfigured parking lot and driveway (72 total parking spaces), a new student drop-off/pick-up loop designed to queue approximately 50 vehicles, two playgrounds, and relocation of the existing cricket pitch. The shared Faulkner Ridge Pool parking lot, used under an existing memorandum of understanding, will also be repaved as part of the project.
- The existing building will be substantially reskinned with a new insulated metal panel, new roof, and all-new interior finishes; a full hazardous materials abatement has already been completed.
- Signage and painted pavement markings will direct traffic to the school and away from the neighboring cul-de-sac (Tolling Clock Way), including a do-not-enter sign for Tolling Clock Way; staff will also be present during drop-off and pick-up to help direct traffic.
- ADA-compliant pathways and ramps will connect the site to Tolling Clock Way and to the existing sidewalks, and a bicycle/pedestrian path will be maintained, consistent with a Planning Board requirement.
- Site lighting will be LED, full cut-off (dark-sky compliant) fixtures, and the building automation system will automatically shut off lights at 11:00 p.m. if not manually turned off earlier.
- Solar panels are not included due to cost (an estimated 50-year payback given the building's size and electricity use) and structural limitations, though the building will be "solar ready" for the future. Geothermal was also not pursued due to cost (approximately a $4 million addition); the building will instead use a high-efficiency four-pipe chiller HVAC system, consistent with other HCPSS elementary schools.
- Construction hours are generally 7:00 a.m. to 5:00 p.m.; the contractor will work to prevent equipment from starting before 7:00 a.m. No construction is planned for the weekend of the neighboring pool's scheduled swim meet.
- Howard County did not find a traffic signal warranted at the Faulkner Ridge/Twin Rivers intersection based on its review of the site plan and anticipated traffic volumes.
- Landscaping will include new plantings, with an emphasis on native species where feasible; a planting list is available upon request and through the county's public permitting records.
- Mr. Jinks will serve as the primary point of contact for construction-related concerns; HCPSS also plans to hold a separate community meeting (date to be determined, likely in August) for residents within approximately a half-mile radius of the site. Mr. Jinks may be reached at (410) 313-8203 or via email at Andrew_Jinks@hcpss.org.

The Board and residents asked additional questions covering topics including building maintenance during construction (to be coordinated with CA/Howard County Recreation and Parks), tree removal and replacement, restroom access for cricket pitch users, and future after-school programming (none currently planned). Mr. Jinks and the Oak Construction representatives responded to each.

Presentation: RAC – Lexi Milani, Covenant Advisor

Covenant Advisor Lexi Levy Milani (via Zoom) presented an overview of the Wilde Lake covenants and the Residential Architectural Committee (RAC) process, supplementing her written Covenant Advisor report submitted for the meeting (attached). The presentation may be viewed at 1.00.54 minute of the video.

***Wilde Lake Community Association Financials, Quarter 4, FY2026 (Action Item)**

Ms. Cooper-Kerr presented the fourth-quarter financial report for FY2026, noting the Board's approval was needed as an action item. The presentation may be viewed at the 1.20.54 minute of the video.

Motion to accept the Wilde Lake Community Association Financials, Quarter 4, FY2026.

Motion by: Ms. Garrett; Seconded by: Ms. Tremblay

All in favor (4-0-0). Motion passed.

A brief recession was taken.

Video #2 - https://www.youtube.com/watch?v=84UJEsedKGg

ORDER OF BUSINESS

NEW BUSINESS

***Cul-de-Sac Beautification Grant Request – Stoneboat Row (Action Item)**

The Board reviewed a Cul-de-Sac Beautification Grant application submitted by Ashley Prince (5072 Stoneboat Row, Running Brook neighborhood), received May 12, 2026, requesting $200 in reimbursement for pavers, paver base, and leveling sand (total project cost $204.37) used to install a community bench and paver seating area at the Stoneboat Row cul-de-sac. The application included a petition signed by neighboring residents.

Motion to table the Stoneboat Row Cul-de-Sac Beautification Grant request and invite the applicant to attend the August 3, 2026 Board meeting to discuss a planting plan and provide additional information.

Motion by: Ms. Tremblay; Seconded by: Ms. Garrett

All in favor (4-0-0). Motion passed.

The discussion may be viewed at 00.11 minute of the video.

Discuss Plans for Wilde Lake 60-Year Anniversary Celebration

This item was for discussion only; no Board action was taken. The Board agreed to continue developing ideas and a budget over the coming months. The discussion may be viewed at 18.00 minute of the video.

Governance Committee Start Up

Chair Cappuccitti introduced a draft Governance Committee mission and vision statement and set of objectives (attached).

This item was for discussion only; no Board action was taken. The discussion may be viewed at 33.47 minute of the video.

REPORTS

Committees – CARES

Susan Tucker provided a brief presentation reporting on CARES activities and the presentation is attached. Her report may be viewed at minute 43.16 of the video.

Wilde Lake Representative to the Columbia Association Board of Directors

Mr. Santos reported that the CA Board recently met. His updates may be viewed at minute 51.20 of the video…

AC Liaison

The written Covenant Advisor report submitted by Lexi Levy Milani on behalf of AC Liaison Lonn Tremblay is attached.

Executive Director/Village Manager

Ms. Cooper-Kerr reported that the Association's triennial financial audit officially begins next week.

Chair

Ms. Cappuccitti thanked residents and Board members for their engagement and participation throughout the meeting and encouraged continued resident involvement between meetings.

ADJOURNMENT

Motion to adjourn the meeting.

Motion by: Ms. Tremblay; Seconded by: Ms. Garrett

All in favor (4-0-0). Motion passed.

The public meeting adjourned at 9:24 p.m.

**Indicates action item*

Wilde Lake Community Association
July 13, 2026
Slayton House, 10400 Cross Fox Lane, Columbia

Special Meeting of the WL Board of Directors

Call to order: 5:30 pm

Persons present:

Lonn Tremblay, Felisa Garrett, Debbie Cappuccitti, Bill Santos, Sharon Cooper Kerr

Board votes to go into closed session to:

- Discuss matters pertaining to employees and personnel and consultation with legal counsel
    - Lonn Tremblay motioned to close the open meeting; Felisa seconded
    - Motion passes 3-0
    - Time: 5:31 pm

Motion to enter closed session:

- Felisa Garrett motioned to enter closed session; Lonn Tremblay seconded
- Motion passes 4-0
- Time 5:32 pm

Persons Present During Closed Session:

Lonn Tremblay, Felisa Garrett, Debbie Cappuccitti, Steve Campbell, Bill Santos, and Neil Duke (Jackson Lewis, external counsel)

Action Taken: (e.g. specific action taken; results of vote; or no action taken)

- Steve Campbell motioned to approve the submission from external counsel Jackson Lewis regarding a personnel matter; Felisa Garrett seconded
- Motion passes 4-0

Motion to end closed session:

- Felisa motioned to end closed session; Lonn seconded the motion
- Motion passes 4-0
- Time 6:08 pm

Closed session adjourned

Report submitted by Debbie Cappuccitti, WLVB Chair

Village: Wilde Lake
Fiscal Year: FY26
Quarter: 4
Date Prepared: 10-Jul-26

Input Cell

SCHEDULE A

	BEGINNING CASH	
1	Cash and Investments	**241,847**
	SOURCES OF FUNDS	
2	Bank Loans & Other Loans during period (Increases Only)	
	a) Loan #1	0
	b) Loan #2	0
	c) Subtotal - Bank Loans & Other Income	**0**
3	Total Revenue - Year-to-Date	**672,636**
4	Proceeds from Sale of Capital	**0**
5	Subtotal - Funds from all Sources (lines 1 + 2c + 3 + 4)	**914,484**
	USES OF FUNDS	
6	Total Expenses - Year-to-Date	698,991
7	Loan Repayment (Principal - not Included in Line 6 above)	0
8	Capital Expenditures Made During Period not Included in Line 6 above	0
9	Subtotal - all disbursements (Lines 6 + 7 + 8)	**698,991**
10	Less Depreciation & Other Non-cash Charges Recorded in Line 6 Above	5,468
11	Disbursements Less Depreciation (Line 9 less Line 10)	**693,523**
12	Subtotal - (Line 5 minus Line 11)	**220,961**
	OTHER CHANGES	
13	Other Current Assets - (Increases)/Decreases between 4/30 of current year and 4/30 of prior year	13,076
14	Liabilities - Increases/(Decreases) between 4/30 of current year and 4/30 of prior year	93,554
15	Subtotal of changes in current assets and liabilities (Lines 13 + 14)	**106,629**
	ENDING CASH	
16	Cash and Investments	**327,590**

Village: Wilde Lake
Fiscal Year: FY26
Quarter: 4
Date Prepared: 10-Jul-26

SCHEDULE TO COMPUTE CASH RESERVES LIMITATION

1)	Fiscal Year Expenses (exclusive of Depreciation)			693,523
2)	Percentage Calculation *		x	0.20
3)	**Operating Reserve**			138,705
4)	Village Association Cash and Investment Accounts:			327,590
5)	Adjustments			
	Accounts Payable	(+)	16,953	
	Security Deposits	(+)	18,444	
	Sales Tax	(+)	0	
	Deferred Revenue - CA	(+)	108,390	
	Deferred Revenue - Other	(+)	21,737	
	Accrued Liabilites - Payroll	(+)	23,229	
	Accrued Liabilites - Other	(+)	12,304	
	Accounts Receivable	(--)	(15,517)	
	Prepaid Expenses	(--)	0	
		(--)		
		(--)		
		(+)		
		(+)		
	Returned Village Contingency Funds	(+)	30,364	
	Total Adjustments			215,903
6)	Reserve Account (line 4 minus line 5)			111,687
7)	Excess Cash Reserves (line 6 minus line 3)			0
8)	Audit fee allowance **			7,733
9)	Unspent grants			
10)	**Remittance amounts (Line 7 minus line 8)**			0

* Reserves (adjusted cash & investments) at the end of the fiscal year shall not exceed 20% of annual expenses exclusive of depreciation.

** Only applicable if an audit is conducted once every three years. If the adjustment is applicable, enter 1/3 of anticipated audit fee in Year 1; 2/3 of anticipated audit fee in Year 2; and $0 in Year 3 (the year the audit is conducted).

Village: Wilde Lake
Fiscal Year: FY26
Quarter: 4
Date Prepared: 10-Jul-26

STATEMENTS OF FINANCIAL POSITION
May 1 - April 30

	FY26	FY25	Variance
ASSETS			
CASH AT END OF PERIOD:			
Cash (Petty Cash)	105	120	(16)
Cash (Checking Accounts)	168,839	85,944	82,896
Cash (Savings Accounts)	89,021	87,532	1,490
Short term investments	69,624	68,252	1,372
Total Cash and Investments	**327,590**	**241,847**	**85,742**
Accounts Receivable	15,517	28,593	(13,076)
Loan Receivable	0	0	0
Prepaid Expenses	0	0	0
Inventory	0	0	0
Other Current Assets	**15,517**	**28,593**	**(13,076)**
Furniture, Fixtures and Leasehold Improvements	168,637	168,637	0
Accumulated Depreciation	(155,600)	(150,132)	(5,468)
Net Furniture and Fixtures	**13,037**	**18,505**	**(5,468)**
OTHER ASSETS:			
Right of use asset, operating lease	0	0	0
			0
Total Other Assets	**0**	0	0
TOTAL ASSETS	**356,144**	**288,945**	**67,199**
LIABILITIES AND NET ASSETS			
Accounts Payable	16,953	25,182	(8,228)
Amount Payable to CA for excess cash reserves	0	5,556	(5,556)
Security Deposits	18,444	16,439	2,005
Sales Tax	0	0	0
Deferred Revenue - CA	108,390	0	108,390
Deferred Revenue - Other	21,737	31,443	(9,706)
Accrued Liabilities - Payroll	23,229	18,961	4,268
Accrued Liabilities - Other	12,304	9,923	2,381
Long Term Debt Due Within 1 Year	0	0	0
Lease liability - current	0	0	0
			0
			0
Subtotal - Short Term Liabilities	**201,056**	**107,503**	**93,554**
Long Term Debt Due After 1 Year	0	0	0
Lease liability - non-current	0	0	0
			0
Subtotal - Long Term Liabilities	**0**	**0**	**0**
Unrestricted Net Assets:			
Beginning of year	181,443	181,485	(42)
Increase/(Decrease) in Unrestricted Net Assets for Year	**(26,355)**	**(42)**	**(26,312)**
Net Assets - Year-to-Date	**155,088**	**181,443**	**(26,354)**
TOTAL LIABILITIES & NET ASSETS	**356,145**	**288,945**	**67,199**

Village: Wilde Lake
Fiscal Year: FY26
Quarter: 4
Date Prepared: 10-Jul-26

SUMMARY STATEMENTS OF ACTIVITIES
May 1 - April 30

		Actual Quarter	YTD Actual	YTD Budget	Variance		YTD Prior Year
	REVENUES						
1	CA Annual Charge Share Grant	104,589	418,362	418,359	3		394,664
2	Lease & Rental	51,216	248,099	250,000	(1,901)		246,196
3	Tuition & Enrollment	0	0	0	0		0
4	Interest	440	1,719	600	1,119	Requires Comment	3,475
5	Special Events	0	3,495	6,000	(2,505)	Requires Comment	3,708
6	Fees	0	0	0	0		52
7	Miscellaneous	58	962	350	612	Requires Comment	2,027
8	Gain/loss on Disposal of Asset	0	0	0	0		0
	Total Revenue	156,302	672,636	675,309	(2,673)		650,121
	EXPENSES						
9	Staff Salaries	102,348	357,192	360,000	(2,808)		306,098
10	Janitorial Wages	7,419	25,386	25,000	386		22,148
11	Contract Labor	350	400	1,500	(1,100)	Requires Comment	60
12	Payroll Benefits	16,878	61,622	47,000	14,622	Requires Comment	56,808
13	Payroll Taxes	10,507	34,421	25,000	9,421	Requires Comment	29,292
14	Janitorial Expense	5,790	32,511	39,000	(6,489)		31,769
15	Fees	10,394	45,653	42,000	3,653		39,732
16	Operating Expenses	6,213	18,911	18,000	911		15,811
17	Business Expenses	438	908	2,200	(1,293)	Requires Comment	1,295
18	Insurance	0	12,439	8,000	4,439	Requires Comment	7,690
19	Advertising	265	315	1,500	(1,185)	Requires Comment	613
20	Newsletter	4,500	4,500	4,500	0		0
21	Other Printing	0	81	1,000	(919)	Requires Comment	277
22	Donations/Contributions	5,000	6,545	7,000	(455)		29,250
23	Special Events	5,329	12,458	13,000	(542)		25,866
24	Taxes	0	2,933	650	2,283	Requires Comment	0
25	Utilities	21,988	51,985	45,500	6,485		44,543
26	Repairs & Maintenance	5,798	22,157	21,000	1,157		29,575
27	Furniture, Fixtures and Equipment	0	3,107	2,500	607		2,711
28	Total Expenses Before Depreciation	203,216	693,523	664,350	29,173		643,536
29	Depreciation	1,367	5,468	6,474	(1,006)		6,627
30	Total Expenses	204,583	698,991	670,824	28,167		650,163
	Increase/(Decrease) in Unrestricted Net Assets	(48,281)	(26,355)	4,485	(30,840)		(42)

Village: Wilde Lake
Fiscal Year: FY26
Quarter: 4
Date Prepared: 10-Jul-26

DETAILED STATEMENTS OF ACTIVITIES
May 1 - April 30

	Actual Quarter	YTD Actual	YTD Budget	Variance	YTD Prior Year
REVENUES					
1 CA Annual Charge Share Grant	**104,589**	**418,362**	**418,359**	**3**	**394,664**
A. CA Base Annual Charge Share Grant	92,798	371,192	371,189	3	360,380
B. CA Medical Reimbursement	11,282	45,131	45,131	0	39,168
C. Other CA Reimbursement	509	2,039	2,039	0	672
D. Payment to CA for excess cash reserves	0	0	0	0	(5,556)
2 Lease & Rental	**51,216**	**248,099**	**250,000**	**(1,901)**	**246,196**
A. Room Rentals	31,354	176,394	150,000	**26,394**	186,776
B. Leases	19,862	71,605	100,000	**(28,395)**	59,402
C. Retained Deposits	0	100	0	**100**	18
3 Tuition & Enrollment	**0**	**0**	**0**	**0**	**0**
A. Classes	0	0	0	**0**	0
B. Camps	0	0	0	**0**	0
C. Other	0	0	0	**0**	0
4 Interest	**440**	**1,719**	**600**	**1,119**	**3,475**
5 Special Events	**0**	**3,495**	**6,000**	**(2,505)**	**3,708**
6 Fees	**0**	**0**	**0**	**0**	**52**
A. Copier	0	0	0	**0**	52
B. Late Fees	0	0	0	**0**	0
C. Postage	0	0	0	**0**	0
D. Notary	0	0	0	**0**	0
E. Other	0	0	0	**0**	0
7 Miscellaneous	**58**	**962**	**350**	**612**	**2,027**
A. Sales	0	0	250	**(250)**	295
B. Newsletter Ads	0	0	100	**(100)**	0
C. Catering/Food Service	0	0	0	**0**	0
D. Other	58	962	0	**962**	1,732
8 Gain/loss on Disposal of Asset	**0**	**0**	**0**	**0**	**0**
Total Income	**156,302**	**672,636**	**675,309**	**(2,673)**	**650,121**

Village: Wilde Lake
Fiscal Year: FY26
Quarter: 4

DETAILED STATEMENTS OF ACTIVITIES
May 1 - April 30

EXPENSES	Actual Quarter	YTD Actual	YTD Budget	Variance	YTD Prior Year
9 Staff Salaries	**102,348**	**357,192**	**360,000**	**(2,808)**	**306,098**
10 Janitorial Wages	**7,419**	**25,386**	**25,000**	**386**	**22,148**
11 Contract Labor	**350**	**400**	**1,500**	**(1,100)**	**60**
12 Payroll Benefits	**16,878**	**61,622**	**47,000**	**14,622**	**56,808**
13 Payroll Taxes	**10,507**	**34,421**	**25,000**	**9,421**	**29,292**
14 Janitorial Expense	**5,790**	**32,511**	**39,000**	**(6,489)**	**31,769**
A. Cleaning Service	4,634	28,034	25,000	3,034	27,753
B. Setup & Breakdown	0	0	0	0	0
C. Floors, Carpets and Windows	0	0	8,000	(8,000)	445
D. Supplies	1,156	4,477	6,000	(1,523)	3,571
15 Fees	**10,394**	**45,653**	**42,000**	**3,653**	**39,732**
A. Accounting	3,904	14,459	18,500	(4,041)	13,642
B. Legal	3,075	16,403	15,000	1,403	11,955
C. Performance	0	0	0	0	0
D. Audit	0	0	0	0	0
E. Web	1,523	1,718	1,500	218	306
F. Payroll	1,087	4,925	5,500	(575)	3,284
G. Other	805	8,148	1,500	6,648	10,545
16 Operating Expenses	**6,213**	**18,911**	**18,000**	**911**	**15,811**
A. Office Supplies	627	5,469	3,500	1,969	3,608
B. Program Supplies	0	0	1,000	(1,000)	82
C. Cost of Sales (e.g. HOA documents, tent rental)	0	0	0	0	100
D. Postage	1,145	1,705	1,000	705	749
E. Staff Development	395	3,083	3,500	(417)	2,002
F. Catering/Food Service	0	0	2,500	(2,500)	27
G. Other	4,046	8,654	6,500	2,154	9,243
17 Business Expenses	**438**	**908**	**2,200**	**(1,293)**	**1,295**
A. Mileage	0	0	500	(500)	0
B. Food (Business Meals)	438	540	1,200	(661)	1,201
C. Other	0	368	500	(132)	94
18 Insurance	**0**	**12,439**	**8,000**	**4,439**	**7,690**
19 Advertising	**265**	**315**	**1,500**	**(1,185)**	**613**
20 Newsletter	**4,500**	**4,500**	**4,500**	**0**	**0**
21 Other Printing	**0**	**81**	**1,000**	**(919)**	**277**
22 Donations/Contributions	**5,000**	**6,545**	**7,000**	**(455)**	**29,250**
23 Special Events	**5,329**	**12,458**	**13,000**	**(542)**	**25,866**
24 Taxes	**0**	**2,933**	**650**	**2,283**	**0**
25 Utilities	**21,988**	**51,985**	**45,500**	**6,485**	**44,543**
A. Gas & Electric	16,964	36,255	32,000	4,255	32,168
B. Water & Sewer	1,759	6,820	6,500	320	5,129
C. Telephone	3,265	8,910	7,000	1,910	7,246
26 Repairs & Maintenance	**5,798**	**22,157**	**21,000**	**1,157**	**29,575**
A. Building	2,470	10,520	10,000	520	20,355
B. Equipment	2,479	6,035	1,000	5,035	1,904
C. Rental	0	81	0	81	0
D. Vandalism	0	0	0	0	0
E. Other	849	5,521	10,000	(4,479)	7,316
27 Furniture, Fixtures and Equipment	**0**	**3,107**	**2,500**	**607**	**2,711**
28 **Total Expenses Before Depreciation**	**203,216**	**693,523**	**664,350**	**29,173**	**643,536**
29 Depreciation	**1,367**	**5,468**	**6,474**	**(1,006)**	**6,627**
30 **Total Expenses**	**204,583**	**698,991**	**670,824**	**28,167**	**650,163**
Increase/(Decrease) in Unrestricted Net Assets	**(48,281)**	**(26,355)**	**4,485**	**(30,840)**	**(42)**

Summary Statements of Activities

Variances Report

FY2026, 4th Quarter (February – April 2026)

Revised 07102026

Income

Budget Line Item	YTD Actual	YTD Budget	Variance/Description
#4 Interest	$1719	$600	$1,119 - Interest assessed is greater than budgeted
#5 Special Events	$3,495	$6,000	($2,505) – fewer events were held
#7 Miscellaneous Income	$962	$350	$612 - Art Gallery fees and commissions on sold artwork.

Expenses

Budget Line Item	YTD Actual	YTD Budget	Variance/Description
#11 Contract Labor	$400	$1,500	$1,100 under budget - Fewer events offered that required contract labor
#12 Payroll Benefits	$61,622	$47,000	($14,622) – eligibility of more employees for benefits
#13 Payroll Taxes	$34,421	$25,000	($9,421) – payroll taxes were more than budgeted
#17 Business Expenses	$908	$2,200	$1,140 under budget- Fewer business expenses realized – timing
#18 Insurance			($4,439) Insurance increases were realized this year for general liability and directors and officer insurance.
#19 Advertising	$315	$1,500	$1,185 under budget. Minimized advertising.
#21 Other Printing	$81	$1,000	$919 under budget - fewer print projects

#24 Taxes	$2,933	$650	($2,283) property taxes – this includes tax bills from 2024 (received late) and 2025

Covenant Advisor Report: July 13, 2026

On behalf of the Architectural Committee Liaison

RAC Activities:

The RAC considered applications twice in June:

- The committee voted via email on June 9 as we had just two applications (a third application was moved to the meeting on June 23 after a neighbor expressed concerns that warranted RAC consideration about an application initially listed for Fast Track). Both were approved as submitted.
- The committee considered four applications, including the application that was bumped from the June 9 meeting, at our meeting on June 23. All were ultimately approved as submitted.

Three Fast Track applications were also received in the month of June. All were approved.

Compliance Inspections:

Lots of summer market activity; nine requests for compliance inspection were received between June 1-30. I am working with several of those owners to bring their properties into compliance before transfer.

Enforcement Actions:

10679 Rain Dream Hill

Property owner continues to work with WLCA/CA to maintain and improve his property per the court's order. I reinspect it monthly.

10150 Placid Lake Court

An inspection on July 9th revealed that work has stalled at this property. I followed up with the property owner via email, reminding him that all work must be complete by the next scheduled hearing on Sept. 1 pursuant to the agreement he made before the Circuit Court on March 11, 2026.

4938 Reedy Brook Lane

Complaint was filed against this property owner on June 29. We are currently waiting to obtain service.

There are several other properties throughout Wilde Lake in various stages of the enforcement process, but I do not generally provide information on enforcement activity until the board needs to take action in order to send a case to CA's Architectural Resource Committee (ARC). After a case is sent to the ARC, I report out until litigation concludes or the case is closed by other means.

If you have any questions about the above or about any other covenant-related matters, please let me know!

Respectfully submitted,

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