

# WYTHE CREEK FARMS HOMEOWNERS ASSOCIATION

Board of Directors' Monthly Meeting  
Wednesday, April 1, 2026

- I. **Call to Order**: Mr. Maynard convened the Wythe Creek Farms Homeowners Association Board of Directors (BOD) at 6:54 p.m. at 216 Pasture Lane.
  - A. Personnel in attendance
    1. President: Robert Maynard
    2. Secretary: Amanda Werkheiser
    3. Member at Large: Chris White
  - B. Absent
    1. Vice President: Bob Bryant
    2. Treasurer: Tina Hale
  - C. Guests / Homeowners Present:
    1. Two homeowners attended the meeting
  
- II. **Approval of Previous Minutes**: The March 4, 2026, meeting minutes were approved via email.
  
- III. **Committee and Officer Updates**

Committee	Chair	Report Summary / Updates
Architectural Review	Gary Kirsteatter	No updates
Common Areas	VACANT	Sprinklers will be turned on April 27. The light sensor at the entrance is being replaced. Signage and fence may need repair.
Community Activities	Toni Fisher	Easter Egg Hunt was well attended.
Hospitality	Tina O'Tool	No new updates
Ponds Maintenance	VACANT	Electrical repairs completed.
Ponds Planning	Bob Brodel	Additional historical information regarding ponds was discussed.

- A. Treasurer's Report: Tax preparation materials were sent to the accountant for filing.
- B. Management Report (Victory Community Management, Inc.): Ms. Knaub confirmed DPOR registration payment was debited and the SCC Annual Registration Fee Assessment will be forwarded for processing.
- IV. Homeowner Open Forum: The homeowners in attendance were given the opportunity to address the board.
- V. Executive Session: N/A
- VI. Unfinished Business
- A. Mr. White consolidated historic files and dropped off for digitizing.
- VII. New Business
- A. The board discussed updating pond signage to address usage guidelines, fishing, and general pond etiquette.
- VIII. Upcoming Events

Date	Event	Details / Lead
<b>April</b>	Quarterly Newsletter	Secretary is lead, target mid-April for hardcopy distribution and posted on the HOA website.
<b>Wednesday, May 6</b>	Monthly Board Meeting	108 Rockmor Lane
<b>Saturday, June 6</b>	Community Yard Sale	Rain Date: June 13 POC: Fran DeMarco

- IX. Adjournment: Mr. Maynard made a motion, which was seconded and unanimously approved to adjourn the meeting at 8:28 p.m.

**Submitted by:** Amanda Werkheiser, Secretary  
**Approved by the Board on:** April 30, 2026