

HOA General Meeting Minutes 6-15-2017

Meeting was called to order at 7:00 pm.

It was announced that the board is currently sending out updates via email to the residents. Anyone who is NOT currently receiving the emails, please email the HOA so your current email address can be added to subdivision roster. Send your email to: mail.wm@wyndhammeadows.com

FRONT ENTRANCE

The front entrance project has started. We are currently installing irrigation and electric to both sides of the entrance and the center island. The cost of the installation was budgeted, voted on and approved 2 years ago. The contractor that we are using is a resident of Wyndham Meadows and the project should be completed in about a week if there are no complications. With the installation of these utilities, we will see an increase in our water bill, however, electric should not increase much since the lights are high efficiency LED lights. Once the project is complete, we can then start to improve the landscaping and overall appearance of the front entrance. We will be soliciting volunteers to help oversee that process, to get ideas, and to implement those improvements. The smaller tree in the island will be removed. A flag pole was also suggested.

RETENTION POND

As we have been suggesting at meetings for the last 2 years, the retention pond is quickly approaching the point of needing to be dredged, in order to increase the depth of the pond. It was last dredged about 11 years ago when the HOA took over from the developer. Currently the depth is too shallow and vegetation is taking over the pond. We have received bids from 2 different vendors: Cole Excavating and Muck Miners. Both bids were for around \$80,000. However, we may be able to work with Cole Exca. to lower the price slightly, but it will depend on a few different factors (time of year, timing of the project). Also, the concrete catch basin at the South end of the pond has a leak that needs to be repaired as well.

To make the necessary improvements, the HOA would send out a 1 time assessment for the cost of the project. Since we would need to have the cash on hand to start the project, the assessment would be sent out prior to the beginning.

With this project, there are 2 scenarios: 1) We as a subdivision, start to take action and begin the process by putting the 1 time assessment to a vote, of the home owners. We would need 2/3 of a quorum(32 homes) for the assessment to pass. Once passed, the assessment would be sent out, requiring all home owners to pay their share of the 1 time assessment . 2) The second scenario, is that the HOA could at anytime be forced to correct the pond problem by an outside governing body, and we would NOT need a vote in order to bring the pond " up to code". With the second scenario, we would not have the choice to complete the project within our time frame, which could be more costly. It is the Boards recommendation that we move forward with scenario 1, so that we can have more control over the process. ALL 15 residents in attendance agreed with scenario 1 as well. As an estimate, the cost would be around \$1000 per household. We will look into financing options, if possible, we would like to break up the cost into a few separate payments.

Another option that was suggested, was to have the pond be a "dry basin" instead of a pond. There would still be a cost involved in converting to a dry basin, however, it would be less than the cost of dredging. We would see an increase in our landscaping costs, since the basins would still have to be mowed regularly.

MONUMENTS

The front entrance monuments are in need of repair and will need to be replaced in the next several years. The current monuments are hollow inside with a wood frame. The frame is covered with a stone exterior. The internal frame is starting to rot and is jeopardizing the structural integrity of the monuments. We will continue to do temporary repairs to the monuments as needed, but they will eventually need to be replaced and we will need to build up a reserve in our budget to absorb the cost of replacement in a few years.

ASSESSMENTS

We are currently running in a deficit financially, but have been able to use our surplus to continue to pay the bills, and cover the deficit. However, our surplus is running out and we are at a point where we will have to increase our annual assessments to cover our operating costs. Since the development of the subdivision, the cost of our annual assessment has been \$200/ household, which is one of the lowest, if not the lowest, in our area. Each year in November, the HOA sends out the budget for the following year, a meeting is held to discuss the budget, and we vote to approve or not approve the budget. This coming year's budget will include an amount that will help us start to build up a financial reserve. So, instead of the usual \$200 annual assessment, the annual assessment for 2018 will more than likely be between \$275-\$300, which will be included in the previously mentioned budget. If the budget is not approved, the annual assessment will default to \$200. If, during the course of the year, there appears to be insufficient funds to cover the costs of the remainder of the year, the board will create a supplemental budget to cover the remaining costs, and will send out an additional assessment to cover any such deficiency, as indicated in the covenants (Article IV, Sect. 3f). The majority of the homeowners in attendance agreed that the assessment should be \$300, to cover the annual costs, and begin to build a reserve.

If anyone is experiencing "Street Creep", which is where the street starts to push on your driveway and eventually starts to push on your foundation, contact City Hall. They can direct you with who to contact with the County. The County will come out and cut a small section from the end of your driveway. They will only do this for free for a short time.

**Gerry Osborn at 7720 Callie Court wanted to let everyone know that she has Iris', Day Lilies, and Steladora Lilies that anyone can have. Please let her know if you are interested in getting some from her.

Meeting was adjourned at 8:07, thank you to everyone who took the time to be at the meeting.

After the meeting, the remaining ballots for the HOA Board were collected. The ballots were tallied and Greg Johnson, Brian Bullerdick, and Ron Trapper were elected to the Board. Thank you to everyone who submitted a ballot.

