

Wyndham Meadows HOA General Meeting Minutes 6/18/20

Meeting was brought to order at 7:04. There were 13 homes represented at the meeting.

HOA Board election results- There were 2 nominations, David Wilson and Stacy Polydys, for the open Board positions. David Wilson and Stacy Polydys were both elected to positions.

Common Ground clean-up- The HOA Board walked the common ground with a representative of Loyette, the subdivision's landscape contractor, to identify issues that needed to be addressed. There were many downed/dead trees and branches that need to be removed as well as cleanup of overgrown brush. Also, 2 trees need to be planted along Highway N, just West of the entrance. The TOTAL cost of the clean-up was \$10,500 for the total job; however, the subdivision will only be able to address the most impactful areas at this time, due to the cost. The Board identified 3 areas that needed to be prioritized: replanting the trees near the entrance (which will happen in the Fall), clean-up of the brush and fallen tree debris near the creek just East of Ardmore near the culvert, and clean-up of the brush and fallen tree debris along the creek close to Highway N. The board has reached out to Loyette for a detailed bid for these 3 projects.

A resident asked if the Board had received any other bids, which the Board did not. Another resident offered to reach out to his contact to obtain another bid for the same work, in order to determine if there could be a cost savings.

A resident asked if the subdivision could organize a clean up day among homeowners. The subdivision is not able to do so due to liability issues as well as issues that arose with a prior cleanup day several years ago, when the Dept. of Conservation was contacted by a resident. As a result, it was asked that the HOA itself not perform any tasks due to the creek being a common waterway.

Retention Pond-As identified several years ago, the retention pond needs to be dredged in order to bring the depth of the pond to manageable level. In addition to the dredging, the catch basin at the South end of the pond needs to be repaired, due to a leak around the seal of the basin that is allowing around 1 ft. of water to drain out of the pond. Because of the pond being too shallow, weeds and algae are over taking the pond causing the pond to fill up faster as well as becoming an eye sore and creating an odor in the summertime. Two years ago, the Board proposed to vote on approving a proposal to correct the issue and go forward with fixing the basin and dredging of the pond. The project that would cost around \$70,000-\$100,000 was discussed and the residents at the meeting moved to seek other bids to perform the work at a lower cost. The proposal at that time was tabled and a committee was formed find another contractor, in order to get a lower bid. The committee was unable to secure another bid to perform the work.

Currently, the Board is working to get 2 bids for the project and is looking to start moving on the project this Fall. The process first would be to select the best bid and put it to a vote of the homeowners. The vote is required by the Covenants, since this size of project is considered a "Capital Improvement", which requires a Special Assessment (noted in Article IV, sect. 4 of the Covenants). If the vote passes, with 2/3 of a quorum, voting to pass the special assessment, then the Board will move forward with collecting funds from residents, through a special assessment, which would be broken up in 2 intervals, in order to alleviate some of the financial impact to home owners. Once the funds are secured to complete the project, the HOA will be able to sign the contract and move forward with the project itself.

If the special assessment does not pass, then the HOA will not be able to move forward with completing the project. If that happens, then the HOA will have to wait until the HOA is forced dredge the pond and fix the basin, by an outside agency. The risk of waiting is that the cost could go up tremendously, and the homeowners would not have an opportunity to vote. A special assessment would be levied to all homeowners, who would be liable for their share of the cost at that time. If there are any homeowners who decide not to pay, the process would follow the same legal progression as with any other assessment: notice, fine, then lien.

Once a bid is secured, and before a vote is taken, a committee of volunteers have offered to canvas the neighborhood to inform homeowners about the project, so the homeowners can make an informed decision. Expect to see more information about this project in the next several months.

Moving the due date of annual assessments/ increasing assessment “default amount”- A letter explaining the change in the annual assessment due date from Jan. 31, to June 30, was sent to all homeowners detailing how the process would work and the timelines for the changes. It was also discussed to adjust the annual assessment “default amount” or “safety valve”, from its current amount of \$200, to \$300. The default amount is the amount that the annual assessment would default to, incase the proposed budgeted amount of the annual assessment does not pass by vote of the homeowners. It was unanimous among the residents present at the meeting that the default amount be changed to \$300. Both items will be voted on at the HOA Nov. General Meeting.

Assessments- Annual assessments were discussed. Residents in attendance made very compelling arguments that the annual assessments are too low and need to be raised, in order to build a larger reserve for the HOA to operate successfully. Residents also indicated that they would like to see some neighborhood activities and events in order for homeowners to have an opportunity to get to know each other, which these additional funds could be used for.. **All** residents in attendance agreed that the amount should be **at least** \$300. In November, when the annual budget is created, and the annual assessment amount is proposed, the Board will strongly consider this amount, based on the strong feedback from the attendees.

Street repairs- As many residents have noticed, a large percentage of the subdivision’s streets have been replaced/repared. This is due in part to residents bringing the condition of the subdivision’s streets to the attention of the Mayor’s and City Engineer’s office. Thank you to all who have helped to raise that awareness. If there are still streets that are in desperate need of repair, please feel free to contact the City of Dardenne Prairie at 636-561-1718. Also, residents need to be aware of “street creep”, which is the process of the street pushing against your driveway, which in turn pushes against your home’s foundation, causing the foundation to crack. If this is occurring, you can contact City Hall, and they will send someone out to look at the situation, and most times will trim a few inches off the end of your driveway, to alleviate the pressure, however, the city is not responsible for any damage that street creep may cause to your home.

Wooden Fences- Wooden fences that exist currently in the subdivision are “grandfathered” in and are allowed. However, any new fences must be made of white vinyl or ornamental metal. The wooden fences must be maintained, as described in Art. VII, Sect. 1.e. of the covenants. Any wooden fences that are being replaced, must be made of ornamental metal or white vinyl as well. If you are replacing an existing fence or building a new fence, it must be approved by the HOA Architectural Committee.

Basketball hoops in the road- A resident asked if portable basketball hoops are allowed in the streets of the subdivision. That specific issue is not the jurisdiction of the HOA. The Board referred the resident to bring it to the attention of the City.

Development of ball fields adjacent to the subdivision- The city is planning on redesigning the ball fields near city hall, which would include the field adjacent to the existing ball field, next to Highway N. It was suggested that residents contact City Hall to determine if an impact study would be conducted, due to the amount of lights and sound that may come from those ball fields being redesigned.