

Wyndham Meadows HOA General Meeting Minutes 11-16-2017

Meeting was brought to order at 7:05pm. Twenty-nine homes were represented

Old Business:

-Front entrance project was completed. Irrigation and electric was run to both sides of the entrance and to the center island. The missing light was replaced on the West monument.

In the Spring 2018, aged shrubs and landscaping will be removed and we will add some plants/shrubs with some color to improve the appearance of the front entrance.

-Monuments- as discussed at the last several meetings, the front monuments will at some time need to be replaced, since they are basically wooden structures covered by masonry. We will assess the condition of the monuments annually and determine when that will need to be done.

-New Annual Assessment calculation- Going forward the calculation of the annual assessments will be based on the actual projected budget of the following year, as discussed at the 6/15/17 meeting and in the letter sent to all home owners prior to this meeting. According to the Covenants (Article IV, Section 3a) the HOA Board will create a projected budget for the next fiscal year and divide that budget by the number of homes in the subdivision. This will be the budget that the home owners will vote to approve/not approve each November. The proposed budget for 2018 is for an annual assessment of \$225/ home.

**** After the meeting the votes that were received by mail and at the meeting were counted and the budget passed 47(yes) to 5(no). The 2018 Annual Assessment will be \$225/home, which will be due on Jan. 31, 2018.**

New Business:

-**Budget**- Floor was opened to questions about the proposed 2018 budget.

-What did the "repairs and enhancements" for \$9728 include? This was for the front entrance project. Which included, tapping into the water main near the East entrance, tying into the electric supply, boring under the street to the island and to the West entrance, running both irrigation and electric to the island and West entrance, and replacing the missing light on the West monument.

-Is there enough money built into the budget to fix up the front entrance? The budget for next year has a small amount built into the budget that will allow us to remove some of the aged vegetation and put in some flowers or plants to add some color. We will include more money next year to do some additional landscaping.

-What did the "other" lines for \$126 and \$275 include? The \$275 was for the setting of traps for the groundhogs around the pond area. The \$126 was for misc. costs(check stamp, check order, registration fees, etc.)

-Why are our annual assessments only \$200 per year, if we are running at a deficit AND

Why is there no money set aside in reserve for unexpected expenses, so that we don't have to do special assessments? Several years ago the Board proposed that the subdivision increase assessments to do just that. However, an increase in annual assessments was met with a large resistance. For the last few years, we have been operating at a deficit, being able to pay for the deficit with fines and penalties collected from homeowners. We now have depleted that "cushion" and now need to raise assessments just to cover our annual operating costs.

-Why don't we have a "reserve" line in the budget, so we can begin to have reserve of money available to cover unexpected costs? **The home owners were asked if they would like to see an additional \$25/ home put into a "reserve" line in the budget for 2019, and none who were present said no. Next year this will be added to the budget.**

-Pond- A brief explanation of the work that needs done was given. Then the floor was opened up for questions

-Who requires a pond and who would monitor the pond condition? The Dept. of Natural Resources. Also, pond vegetation will start to grow at a depth less than 4ft. and the fountain needs a water depth of 4ft. or more to operate properly.

-Who signed off on the work, the last time that the pond needed dredged? The city signed off on the work.

-How much would a dry basin cost and would it be better to pay for a dry basin in the long run, since we have to dredge to pond every 10-12years? The cost of replacing the pond with a dry basin would be significantly more initially, since we would have to "remove" the pond, re-grade the pond area so that it drains properly, install a draining mechanism, and maintain(mow) the area when it is dry. Also, a resident indicated that the city no longer prefers dry basins and would be reluctant to issue a permit for one. Also noted was that the pond would probably not need to be dredged so frequently, since there would not be the amount of run-off because there are no more lots to build on.

-How many bids did we get for the pond work? The Board received 2 bids for the work. Both were around the same cost to dredge the pond. The one that the Board recommends is the contractor that included fixing the catch basin at the south end of the pond.

- What happens if the special assessment passes and not everyone pays, how will we have enough money to pay for the project? The Board will not start the project until we have enough money on hand to pay for the project. If a home owner decides not to pay their share of the assessment, like annual assessments, the Board will turn the matter over to the subdivision's attorney and a lien will be placed on the property for the amount of the assessment, plus a penalty of \$10/day, until the matter is resolved.

-Can we get more bids, incase there may be someone who knows somebody who can do the work for less? A motion was made to get more bids on the work that needs to be done on the pond and to hold off on the special assessment for the time being. The motion passed. The home owners decided to form a committee of home owners to get some more bids on the work that needs done. NOTE: It was noted that the longer we wait to do the work, the greater the chance of a governing agency stepping in and telling the subdivision that the work needs to be done and the subdivision would have to complete the work according to their time lines, which may increase the cost, depending on the urgency.

-Open to any questions:

-What is the chance of getting sound walls? The chance of getting sound walls is very slim. The highway and its location was planned before the subdivision was created, therefore the homeowners knew that a highway would eventually go in and MODOT would not be required to put in a sound wall, unless the highway was altered from its original projected plans.

-Why are there only a few short sidewalks in the subdivision and can we get more? The few sidewalks we have are from display homes. The city would be the one to put sidewalks in, however, there is no money in their budget to put sidewalks in subdivisions at this time, only for a few public locations throughout the city.

-Can we get more street lights? The streetlights that we have now are maintained by Ameren and the electric is paid for by the HOA. We will check to determine the cost of adding more streetlights and if changing the lights to LED is an option, to cut down on the electrical expense.

-How are covenants enforced in the subdivision? When a violation is brought to the attention of the HOA Board, the Board will send out a "warning" letter to make the homeowner aware of the violation. The homeowner has 10 days from the time of the notice to correct the violation. If the violation is not corrected OR the violation occurs again within a 12 month period, then the homeowner is fined \$10/ day or \$10/ violation, depending on the circumstance. If the homeowner decides not to pay the fine/fines, the matter will be turned over to the subdivision's attorney and may result in a lien being filed against the property with a fine of \$10/day, until resolved.