

WOODS OF WIMBLEDON HOMEOWNER'S BROAD MEETING
FEBRUARY --, 1993

Attendance: Craig Andrews, Bill Martz, Dee Wasson, Polly Black, Barry King, Jeff Wand, Sheila Spire

The meeting was called to order at 7:10 by Jeff Wand, President. Jeff introduced Mike O'Neil, attorney, who had been invited to discuss with the Board the options available regarding the enforcement of the standards set forth by the Architectural Control Committee (ACC). Also attending the meeting were Barbara Hine and Jim Wyche, members of the ACC.

Barry King, member of both Board and ACC, gave an account of ACC's discussions on the residence at 15202 Marlebone. It was the decision of ACC to turn the matter over to the Board for action.

Barry advised that basically, the structure located at 15202 Marlebone has replaced the original wooden siding of the home with vinyl siding. The homeowner had not approached the ACC for approval of such installation. Had approval been sought, it would have been denied on the grounds that vinyl is not a material approved for use in the WOW. It was further pointed out that the workmanship on the installation was far below standard. There was also installed at the same residence a black roof which again did not meet the standards as set by the ACC.

The time of installation of the building materials is not known. It is guesstimated that installation occurred over a year ago. With no written request to the ACC or complaint by neighboring homeowners at the time of installation, these dates cannot be determined.

Barry stated that ACC's position is that the homeowner is indeed in violation and that appropriate action would be left to the discretion of the Board.

Mike O'Neil advised that the ACC should, if they have not already, document minimum standards for each of the major types of building replacement materials such as those already set forth for the roofing materials. This would eliminate the possibility of homeowners citing arbitrary or discretionary standards being enforced at any given time. Barry reminded that each such proposed change must first be requested in writing by the homeowner. Barry further cited the ACC's willingness to work with each homeowner to find alternatives if necessary for requests.

Mike O'Neil then outlined the Board's alternatives and his fees for the filing of actions against homeowners in violation. In short a temporary injunction could be filed before 337 Court. This action would be followed by a permanent injunction. Costs for the filing would approximate \$500. If the Court rules in favor of the Board it would then be able to recover its legal costs.

Mike O'Neil advised that the statute of limitations on such actions is four years and that the Board is still in a position to take action. He also requested that in the event this action or any other action were to be taken that a permanent file be set up for each residence detailing requests made to the ACC.

Discussions followed and it was determined that a "good neighbor" type visit would be made to the homeowner by a members of the Board and ACC. If there was no response, a certified letter would follow and it would require that action be taken by the Homeowner by a given date or that the Board would then act appropriately.

Polly Black, Treasurer, then asked Mike O'Neil to advise on how to proceed in collecting annual fees when the legal owner of a residence is not clear (such as in case of divorce). Mike advised that ownership could be traced through the mortgage company. Mike also advised that if foreclosure were to be filed that they should all be filed at the same time in order to be most cost effective.

Jeff then thanked Mike for his assistance. Barbara Hine and Jim Wyche then also left.

At 8:10 the meeting then proceeded with the distribution of the both the Treasurer's report and minutes from the previous meeting.

Polly Black, Treasurer, pointed out that monies (\$308) had been spent by Mike George, past President, for files. These costs were not reflected in the 93 budget. Payment to Mike was made for these files and remaining 1992 office expenses. Dee Wasson, Director, confirmed that the files were in her possession and that she was working on them. (Each residence has a dedicated permanent file). Barry King suggested fire proof safe for materials of this nature.

Pertaining to the minutes, Sheila Spire, Director, requested that comments in the minutes should be attributed to the person making them and not be misconstrued so as to reflect the feelings of the Board. Sheila then suggested that the two sentences regarding the replacement of Glen Dennis as attorney be stricken from the record. The minutes were then accepted as corrected.

It was discussed and decided that Jeff Wand and Craig Andrews be jointly responsible for the Maintenance Committee. Motion made by Polly Black and seconded by Bill Martz.

Polly Black gave the following report on collection of annual dues:

115 Resident Paid
12 Unpaid (2 were being taken care of & would be resolved)

Polly indicated that letters had been sent to delinquent homeowners. It was suggested that Certified Return Receipt Requested letters be sent to the mortgage companies along with copies of delinquent letters. Polly agreed to do so. In response to Barry King, Polly also confirmed that there were no "unusual" expenses anticipated in the upcoming month.

After these comments the Treasurer's report was accepted without change. Sheila made motion, Dee seconded.

On the vinyl siding issue it was decided that Jeff would appraise Ken Miller, Chairman of ACC, of the Board's decision and that Jeff would be willing to accompany a member of the ACC to speak the with homeowner in violation.

Barry King motioned that the Board should enforce the siding issue and would stand in favor of and pursue enforcement of the rules set by the ACC. The motion was seconded by Craig Andrews and approved unanimously.

Polly Black suggested that the Board distribute copies of deed restrictions and ACC rules to each residence. Jeff was to call Mike O'Neil to inquire about such distribution.

Jeff suggested that we place a second "announcement" sign in the flower garden at the Strack entrance. Dee requested that these signs not be used as "formal" communication with our residents. However, Polly suggested that a telephone number be published and a study made to determine the effectiveness of such communication. It was determined that all announcements must have Board approval. Placement of new Strack sign was tabled pending study and further Board discussion.

Polly Black brought before the Board a suggestion by a resident that early mosquito spraying be considered due to the standing water situation on Strack Road. The Board decided to delay action until all digging is complete and then a re-assessment of the situation will be made.

The Board recommends the placement of a "No Outlet" sign on Marblegate. Discussion on the red and white fence put into place by the Water Board at the end of Marblegate ended with no action being taken by the Board.

Polly indicated that not all title companies are charging the transfer fees which are to be collected at the time of sale or refinancing. We should contact homeowners who have not paid and give them a time limit to do so. Polly to advise mortgage companies that they should collect such fees in order to obtain a release for sale from the subdivision.

Bill Martz brought to the Board's attention the fact that the walls are in need of pressure cleaning. It was agreed and Polly Black was to call Mr. Kanyo and inquire about the procedure for soft brick. Sheila Spire would attain prices and a decision made.

Jeff expressed his desire to have a Newsletter out by March.

The next meeting will be held on March 1 at 7:00 at Dee Wasson's home.

The meeting adjourned at 9:50.