

Woods of Wimbledon Homeowner Association Board  
Monthly Board Meeting Minutes  
Date: 3/19/2003

In Attendance

Meeting began at 7:30 PM with the following board members present; J. Bosh, H. Backes, M. Dennis, S. Henderson, and G. Clifton. Also in attendance was Judy McFarland of Chaparral Management Company  
Absent: A. Bourdeau, C. Tovey, L. Pearson

Old Business

After the departure of Judy McFarland of Chaparral old business discussed included:

- C. Tovey arranged for the removal and replacement of the dead tree at the Mittelstedt entrance. It was replaced with a Crepe Myrtle.
- G. Clifton and J. Bosh will continue to work together to formulate strategy concerning the changing of WOW's by-laws. Further research is required.
- J. Bosh will contact Mr. Charlie Prine regarding WOW hiring Mr. Prine in legal capacity to pursue the collection of delinquent homeowners' fees.
- S. Henderson reported that the number of delinquent homeowners' fees outstanding for 2003 was reduced to 9. Of those 9, 4 are delinquent for prior years as well.

New Business

Attending the meeting was Judy McFarland, a "community inspector" for Chaparral Management. While Judy was in attendance points discussed are as follows:

- Judy was unable to answer questions regarding contract terms and billing issues that were raised but promised to have Pam Bailey, also of Chaparral, to contact J. Bosh to answer any questions.
- The order of letters sent by Chaparral to notify homeowners of violations to the Deed Restrictions is first, a "Courtesy letter" is sent. If the violation is not corrected or addressed by the homeowner by the next inspection the next letter sent is a "1<sup>st</sup> Deed Restriction Letter". Again, if the violation is not addressed by next inspection the next contact is a "2<sup>nd</sup> Deed Restriction Letter" by both certified and regular mail. Any following contact is first to ask the homeowner if they would like to request a hearing and that is then followed by notification to the WOW Board that any further action to be taken is to be taken by the WOW Board.
- In her inspections Judy focuses on repairs required, lawn maintenance, inoperable cars, visible boats and trailers and any condition in violation of WOW's deed restrictions that detracts from the "curb appeal" of the home. Her inspection usually runs about 30 minutes.
- It was decided that Board member G. Clifton would be the WOW's liaison to Judy at Chaparral.

Next Meeting

The next scheduled meeting is Wednesday, April 9, 2003 at 7:30 PM at the home of C. Tovey.