

Woods of Wimbledon Homeowner Association Board
Monthly Civic Association Meeting
July 19 2004

In Attendance

Meeting was conducted at the home of Neil Backes, 15115 Marlebone Court at 7:30pm. The following Board members were present: George Clifton, Charles Tovey, Neil Backes, Bill Hearn, Holli Hearn, Mim Dennis, Jeff Bosh, Tom Devine, and Chris Burns. Not present: Jeff Bosh.

Old Business

Minutes from Previous Meeting

- Meeting minutes approved from May meeting.
- Note: There was no board meeting in the month of June.

Deed Restrictions

- See deed restriction violation summary report at the end of the documents.
- Usual issues of significant number of cars parked on the cul-de-sacs.

Directories

- Champions Printing has had the project since April.
- Champions Printing is still trying to sell space for the directory. – Board consensus is that this is a low priority project for Champions Printing and time is running out on 2004 for these directories. No specific commitment from Champions on when the advertising will be sold so there is no commit date for the directories actually being printed.
- The board does not think that we are bound by a contract should we decide to take another course to get the directories printed.
- Discussion about doing directories ourselves.
- George will look into alternatives to Champions Printing – including funding the printing ourselves through a local printer.

Website

- George reported that there were 10 residents who registered on the website. This was thought to be a poor showing for the website.
- George will put out a newsletter in both paper and electronic formats.

Nomination Committee

- George wants to set up a nominating committee for the upcoming board meeting.
- Suggestion was to ask Mike George to head committee – George will contact Mike.

Treasurer's Report / Delinquent Maintenance Fees (Bill Hearn)

- Peterson and Zaleski have paid 2004 dues
- Frankoff is current except for 2004 dues and attorney fees. He is making payments on the balance.
- Snider, Smith (Westerham), and Frankoff are the only 2004 outstanding.
- As follow-up to directory discussion, Bill will work with Holli to see if we have additional funds for printing the directory ourselves.

New Business

- Green Sprouts – Board is happy with work they did on the mulch in the entrance beds and want to continue to mulch the remaining beds.
- Entrance on Strack Road – Discussion on how to improve sight lines for exiting traffic from the subdivision concluded with action to ask Green Sprouts to trim back hedges nearest Rose Cottage.
- Mosquitoes – agreed that we will continue with twice a week sprayings
- Update on the run down house across the street from south end of the subdivision on Mittlestedt – George sent a letter to health department outlining our concerns about the state of the house and risk for fire or misuse. Some action has been taken as the yard is trimmed and some improvement made. No further action by the board at this time.
- Sign on Marblegate for deed restrictions is missing. Action: Chris will take a picture and see if he can get a replacement.
- Records retention. George wants to look at renting storage space for documents and records. Board will pursue this in coming months.
- Neil reported that there might be a crack in the wall on Strack Road – based on information from resident. Action: Neil will check out and report back to the board at next meeting.
- Chris talked about dressing up the entrances for the holidays. Ruth Michaels has been doing the decorating for the subdivision for the past few years. Action: George will call Ruth about doing decorations each year.
- Neil suggested that WOW take advantage of KISD representatives coming to talk to the subdivision about the district school construction plans and upcoming bond vote. Action: Neil will call KISD rep and see how flexible they are on attending a meeting at Kroger in late August.

Adjournment

- Meeting adjourned at 8:50pm
- Next meeting is in August 10 at Clifton house (15203 Marlebone Court) at 7:30pm.