

**Woods of Wimbledon Homeowner Association Board
Monthly Civic Association Meeting
August 17 2004**

In Attendance

Meeting was conducted at the home of George Clifton, 15203 Marlebone Court at 7:30pm. The following Board members were present: George Clifton, Charles Tovey, Neil Backes, Bill Hearn, Holli Hearn, Jeff Bosh, Tom Devine, and Chris Burns. Not present: Mim Dennis.

Minutes from Previous Meeting

- Review and approval of July meeting minutes. Neil motioned for approval; Jeff seconded the motion and board approved.

Old Business

Telephone Directories

- Champions Printing completed the advertising sales and production of the directories at no cost to WOW.
- Holli Hearn will contact block captains for distribution of directories. Should she need additional help with the distribution, she will ask board members.
- Suggestion for next year is to begin the directory process as early as possible (January) and monitor the progress continuously with the printer.

Website

- 2 more people registered on the site.
- Bill Addington (webmaster) said that we need some content on the site to drive interest in people registering.
- Chris Burns asked about the potential for providing links to businesses. This idea raised interest provided that WOW be able to sell the links to advertisers.
- George asked Chris to come up with a proposal on how to market the links on the site.

Nomination Committee

- From the July meeting, George suggested that we set up a nominating committee for the upcoming board meeting.
- George will ask Mike George to head committee.

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

- See Treasurer's report attached at the end of this document (Attachment A).
- Bill signed up for online banking and has linked all accounts together so we can avoid service fees for this feature. Use of the online banking has gone well so far.
- Bill raised a concern about financial oversight of the check writing process with the online bill payment system. To address this, Bill will print a transaction report each month and include in treasurer's report.
- Smith house on Westerham has fully paid 2004 dues.
- Snider (Benfer) and Frankoff (Marlebone) are the only outstanding accounts.
- As Snyder owes only for 2004, our attorney is recommending that we sue for judgment to promote payment. After discussion, the Board agreed to pursue this course of action.
- Treasurer's Report was reviewed and approved by board.

Deed Restrictions

- See deed restriction violation summary report at the end of the document (Attachment B).
- Holli reported that no significant serious violations were happening; only typical violations such as early trash and yard maintenance.
- Residents have been complying with written notice system.

Sign Replacements

- Chris Burns gave status of the missing "No Soliciting" signs that needed to be replaced. Local company can produce 2 new signs for \$38. The board approved this expenditure and Chris will have them made

Holiday Decorations

- As a suggestion from the July meeting, George will contact Ruth Michaels about officially heading up the decorating for holidays in the subdivision. George will report status at an upcoming meeting.

Wall and Drainage Issue

- Follow-up from July meeting on a report that there was a number of stress cracks in the subdivision wall, Neil reported on findings with digital pictures.
- Findings showed that a number of columns had stress cracks. Additionally, there were separation cracks in some places where the wall joined the columns. Neil suggested that patching or re-pointing the affected areas could fix these.
- Additional findings areas of the wall that had been breached by residents seeking drainage for their yards. These finished and unfinished holes in the wall along Strack Road were eroding the embankment and undermining the footer of the wall.
- Neil will work with Bill Hearn on talking with Green Sprouts on providing a solution to the homeowners for drainage issues.
- The board will determine how to patch these holes with minimum expense to homeowner and subdivision – recommendations will be presented at upcoming board meetings.

Records Retention

- Follow-up from July meeting on plan to rent storage space for records. George took action to find an air-conditioned storage place for subdivision records.
- Neil reported that he has several boxes of records at his house as they were passed through previous board positions.

KISD Bond Issue

- Suggestion from July meeting was to host a special session with KISD representatives to discuss bond issue with homeowners.
- Because of the number of meetings available at local high schools in the coming month, Board agreed not to pursue a special session and to notify residents that these public meetings were taking place. This will be done through newsletter, website, and message board.

New Business

- No new business was discussed.

Adjournment

- Meeting adjourned at 8:45pm
- Next meeting is September 14 at Bill and Holli Hearn's house at 7:30pm.