

THE WOODS OF WIMBLEDON  
BOARD MEETING  
AUGUST 9, 1995

The August 9, 1995 Board Meeting was held at the home of Max Allen. Neil Backes called the meeting to order at 7:40 p.m. Board members present were Neil Backes, Max Allen, Dick Michael, Dave Cooper, Mike Harvard, Sharon Morgan, Juan Septien and Ann Dowell.

Ken Miller of the Architectural Control Committee was present to give the monthly ACC report. See Activity Report attached. In reference to the Germenis issue - the ACC has informed Mr. Germenis that he can combine the two lots but he will have to submit final detailed plans to the ACC for approval before proceeding with construction of pool and cabana.

After discussion it was decided that the rotating Board/ACC position would be for a maximum of two years. The ACC plans to meet again in late September/early October.

The minutes from the July 5, 1995 Board Meeting were read. Dave Cooper made a motion to accept the minutes as read. Dick Michael seconded the motion. All were in favour.

The July Treasurer's Report was presented by Dick Michael. Max Allen made a motion to accept the report as presented. Dave Cooper seconded the motion. All were in favour. Dick Michael suggested that the Board begin to make plans for the budget for next year. There was discussion regarding the surplus amount that has been collected through the maintenance fees. It was decided that the homeowner's will be given a rebate toward maintenance fees for the coming year in keeping with the 1994 Board decision. The amount will be decided after the budget for 1996 is prepared. Max Allen will contact several contractors and try to get replacement costs on the brick walls on Strack and Mittlesteadt to help with budget planning for 1996.

Deed Restrictions - Sharon Morgan reported that she had sent letters to the following homeowners: Mr. and Mrs. Loren Yearwood at 5122 Westerham regarding the chain link fence, Mr. and Mrs. Jim Fasnacht at 15011 Benfer regarding the wood fence in excess of 6 feet on rear and side boundary lines, Mr. and Mrs. Randall Akers at 15002 Marlebone regarding vehicle stored in driveway, and Mr. and Mrs. Joe Solis at 15022 Benfer regarding general condition of lawn. It was decided that Sharon would send a thank you acknowledgment letter to homeowners that rectify deed restriction violations and follow-up with residents that made initial complaints to insure that they are satisfied with solutions.

Legal Updates - The situation with the Frankoff's was discussed. The 1995 Maintenance Fees have not been paid on their property. The Frankoff's owe penalties only - no interest. Dick Michael will send the Frankoff's a certified letter informing them that they still owe the 1995 Maintenance Fees.

Security - It was decided that Juan Septien would contact appropriate officials regarding speed limit and crime watch signs that need to be erected in our subdivision. Juan will report his findings at the next board meeting.

Mosquito Spraying - It was decided that we need to continue with mosquito spraying twice a week until the next board meeting.

Ann Dowell had received bids from both Western Waste and BFI regarding trash collection for the following year:

BFI - If we change from curb side to back door pick up with recycling the price will increase from \$9.00 to \$13.00 per household. The recycling price will stay the same.

Western Waste - Curb side pickup twice weekly on Monday and Thursday will be \$8.00 and curb side pickup twice weekly on Tuesday and Friday will be \$7.65 with no recycling.

Back door pickup twice weekly with rubbish and bulk waste at the curb on Monday and Thursday would be \$10.85 per household. The same service on Tuesday and Friday would be \$10.00 per household. Recycling would be \$1.75 per month per household on Fridays.

It was decided that Ann should return to BFI and Western Waste and get bids from them by comparing the exact services by both companies. Ann will also determine when our contract with BFI expires.

Miscellaneous - Ann Dowell had contacted Rodney at Greensprouts regarding the arrangement/planting of shrubs to help camouflage the new light fixtures at the two entrances. Suggestions were made as to how this could best be accomplished and Ann will speak to Rodney once again.

Neil Backes will contact Precinct 4 officials and ask if they could put in drainage pipe along Strack adjacent to brick walls and cover with soil to help lengthen the life of our brick walls.

Property Value Committee - The Property Value Committee will meet at the home of Sharon Morgan on Monday, August 14, 1995 at 7:00 p.m. Neil Backes and Juan Septien will attend. There was discussion regarding what we could do as a subdivision to maintain/improve our property value. Some suggestions were newly painted house numbers on curbs, more brick mailboxes, and everyone be encouraged to keep lawns and shrubbery in good condition.

Neil Backes announced that the Board will not be the sponsor of the picnic (liability concerns) and this will be in the next newsletter. But, there is no reason that members of the Board cannot plan the picnic as individuals.

All articles for the newsletter are to be given to Mike Harvard. It was suggested that helpful numbers, such as who to call for curb repairs, be listed in the next newsletter.

The Nominating Committee Chairman is Neil Backes. He encouraged Board Members to find candidates for next year's board. Neil also informed board members that they will be expected to give a report on their board position at the annual Board Meeting.

There was discussion regarding making the deed restriction violations job part of the duties of the Architectural Control Committee. This ACC position would interact with the Board the same as the ACC does now.

The next Board Meeting will be held on September 13th at the home of Juan Septien at 7:30 p.m.

Meeting adjourned at 10:40 p.m.