

THE WOODS OF WIMBLEDON
BOARD MEETING
JULY 5, 1995

The Board of Directors did not meet in June, 1995.

The July 5, 1995 Board Meeting was held at the home of Dick Michael. Neil Backes called the meeting to order at 7:45 p.m. Board members present were Neil Backes, Max Allen, Juan Septien, Sharon Morgan, Dick Michael and Ann Dowell. Members absent were Dave Cooper and Mike Harvard.

Barbara Hine of the Architectural Control Committee was present to give the monthly ACC report. See Activity Report attached. There was discussion regarding Mr. Germenis plan to buy the empty lot adjoining his property from Mr. Ackerman and whether the empty lot and his residence would be considered one property or two. Neil Backes will discuss the legality of this question with Jeff Ewalt, our attorney. It was noted that Mr. Germenis would like a decision as soon as possible.

Due to the fact that Barry King is resigning his position on the ACC, the ACC asked the Board to suggest a replacement member for the position. It was suggested that one Board member be a member of the ACC each year. This would be for a one year term and would be a rotating position. Dick Michael volunteered to be the rotating Board member on the ACC for the remainder of 1995.

The minutes from the May 10, 1995 Board Meeting were read. Dick Michael made a motion to accept the minutes as read. Max Allen seconded the motion. All were in favor. Since the June Board Meeting was not held there were no minutes available for presentation.

The Treasurer's Report for May and June were presented by Dick Michael. Since no meeting was held in June, the May minutes were presented at the July meeting. Juan Septien made a motion to accept the May Treasurer's Report as read. Ann Dowell seconded the motion. All were in favor. Sharon Morgan made a motion to accept the June Treasurer's Report as read. Juan Septien seconded the motion. All were in favor.

Legal Updates - In regard to the deed restriction amendment/fence height issue, a survey was to be drafted by Mike Harvard. Mike was not present at the meeting thus we are still pending a survey on the deed restriction amendment/fence height issue. Plans are to include this survey in the general Woods of Wimbledon newsletter survey.

In regard to the Frankoff payment resolution, Neil will contact Jeff Ewalt and have him call Dick Michael. If need be, Neil and Dick will have a meeting with Jeff Ewalt. It was discovered that the Frankoff's still owe approximately \$575.00 in penalties and interest depending on what Jeff Ewalt told them when he represented the Board's position to them.

Max Allen was commended on the superb job on the new lights at the entrances to the subdivision. Ann Dowell reported that there were complaints that the light posts were too obvious and some additional landscaping on Mittlesteadt was needed. Ann will contact Greensprouts for an estimate on adding some shrubs to help conceal the light posts on Mittlesteadt and Strack.

Deed Restrictions - Dave Cooper was not present. Neil Backes will check with Dave to find out if letters have been sent regarding the chain link fence on Westerham and the 7 ft. fence on Benfer. If the letters have not been sent Sharon Morgan will get the information from Dave and send the letters immediately.

Security - Juan Septien reported that there have been four instances of mail being stolen during daylight hours on Benfer and Rose Cottage. Juan called the police and reported the thefts. It was suggested by the Board that Juan notify the U. S. Postal Service of the problem. Juan also reported that a lot of vandalism has been taking place in the subdivision such as lawns being covered with toilet paper, shaving cream on cars and cutting down of shrubs. Juan will summarize the criminal activity in the neighborhood and give Neil a report for the newsletter.

Ann Dowell will contact the Block Captains regarding National Night Out and have the Captains contact the residents on their blocks so that everyone will have the opportunity to participate.

Trash/Mosquito Spraying - At the present time pest control for mosquitoes is being done once a week. It was decided that the spraying should be done twice a week until the next Board Meeting because of the number of mosquitoes.

Ann Dowell spoke to BFI regarding the rebate for recycling. She was told that there would be no rebates because it is costing the company money to recycle. Ann will ask both BFI and Western Waste to give us estimates for trash and recycling services that we are now receiving along with an estimate for back door pickup with recycling and back door pickup without recycling. She will report at the next meeting.

Information Sign - Dick Michael will put a notice on the sign regarding National Night Out on August 1.

Newsletter Review - Neil Backes will have the Newsletter completed by Sunday, July 9 and distributed sometime during the next week.

Property Value Committee - Neil Backes recommended that we form a Property Value Committee to research different aspects of our property values in the neighborhood. Neil suggested that we draft a survey to obtain information as to why people chose The Woods of Wimbledon as their home and what they expect when they try to sell their homes. Neil also suggested that we set up seminars with tax assessors and realtors to give residents ideas on how to make the most of our neighborhood. Juan Septien and Sharon Morgan volunteered to be members of the committee.

Annual Picnic Committee - Neil Backes will ask Jeff Ewalt, our attorney, if there is any liability problem with the Board sponsoring the Annual Picnic and report at the next Board Meeting.

The next Board Meeting will be held on Wednesday, August 9 at 7:30 p.m. at the home of Max Allen.

Meeting adjourned 10:15 p.m.

**WOODS OF WIMBLEDON
ARCHITECTURAL CONTROL COMMITTEE**

ACTIVITY REPORT

July 5, 1995

1. Bert Ault, 14907 Benfer New Roof - Using pre-approved materials

2. Richard Michael, 15022 Marlebone Add Skylight to Roof - Approved

3. Peter Germenis, 5111 Wightman Combine lots & add building, pool - Under Review
(Need feedback from N. Backes regarding legal
consultation)

4. Resignation of Barry King Need Board's Recommendation for Appointee

5. Minimum Standards for Mailboxes Committee will draft for review