

WOODS OF WIMBLEDON BOARD MEETING

MAY 12, 1993

PRESENT: Jeff Wand ✓
Barry King
Bill Martz
Bob Hine
Polly Black
Sheila Spire
Dee Wasson
Paula Baker

Meeting came to order at 7:45.

Minutes from previous meeting were discussed and changes noted. Bill motioned we accept and Polly seconded - all in favor.

Polly had no treasurer's report because the March bank statement has been lost. She has been in touch with the bank. We still have 2 unpaid maintenance fees. One property has been foreclosed. Barry said we can't put a lien on this house if its already been foreclosed. But we have to know if we have the right to first lien. We have to make a decision as to whether we will pursue putting liens on properties, whether we are the 1st or the 5th lien because the property will not sell without the liens being satisfied. Current transfer fees are being paid - 6 came in the mail, 1 homeowner paid the fee himself because he was told the title company does not collect this fee. 3 people are delinquent on their late fees of \$60.00.

CCUCA has a crime prevention meeting once a month. Bill attended and reported it was a sales pitch for constable security - \$34,000/year for approximately 28 hours per week. Their annual meeting has been rescheduled for October.

Sheila asked for references from the steam cleaner for the brick walls and did not get them. Contractors are not interested in doing large jobs because we have not had a hard freeze in 3 years and the mold build up is great - residential homes are taking preference.

Sheila has ordered the missing "N"D" - it will cost \$63.00 to replace and install.

Sheila has received complaints about improper mosquito fogging on Benfer and Strack. She will call Cypress Creek Co. and ask them to actually come into the cul de sacs - they only spray within our walls - they need to spray the gully on Strack and the wet side of Mittlestedt.

Huntwick HOA informed Sheila that their perimeter fence height has been changed from 6' to 8'.

Jeff asked that Ken Miller of the ACC respond in writing to all requests - whether they be a NO or YES. Barry will pass this on.

Bob said his wife, Barbara Hine - a member of the ACC, received a call from R. Tafilaj as to why he was sent a letter about his siding. He claimed the work was done 4 years ago and the statute is expired. Sheila asked what we are prepared to do as a Board if King, Schmitt and Tafilaz do not respond within 10 days to our letter. Jeff said Mike O'Neal will send letters saying this is being turned over to legal counsel. Bob suggested "good neighbor door to door" should be step 1, step 2 a letter and step 3 the legal letter. Bob motioned the Board proceed to get O'Neal to send out a letter as the next step in the legal procedure, Sheila seconded - all in favor - Barry King abstained.

Jim Fasnacht is unhappy about Barry having an extra carport and the fact that he can't add a 2 car garage and seal 1 of his 3 car garages off. He called Jeff and said when they purchased their house, he was given "verbal" approval for this garage addition. He said there are other homeowners in violation of the deed restrictions and he is prepared to go to court.

Barry suggested we should revise our deed restrictions and go through the process as did Greenwood Forest and Huntwick. Bob suggested we tell Jim Fasnacht that we are going through the process of revising the deed restrictions and that we are willing to put his issue as an update; but by no means are we giving him the go ahead to build.

Dee asked how we form the committees to change the restrictions - do we pick 1 member from each street. Sheila said Huntwick's board did the revisions. Barry expressed concern about the legality of modernizing the restrictions, should we send out a questionnaire to each homeowner. Dee motioned that Jeff contact Mike O'Neal if looking at the option of revising deed restrictions after 15 years will cause problems with the existing issues and if Mike says "No", then we look into forming a committee to review them. Barry seconded with the fact that Greenwood and Huntwick have finished their revisions and now we can use theirs as examples. All in favor.

Dee motioned we donate \$150 for 2 signs for Xmas decoration signs (Best Door Award, etc.) to the Women's Club. Sheila seconded. One in favor, 7 opposed.

Bob moved we adjourn at 10:30, Dee seconded.

Our next meeting will be June 7th at 7:30 at Barry King's house.

Respectfully submitted,

Paula M. Baker