

Woods of Wimbledon Homeowner Association Board
Monthly Board Meeting Minutes
Date: 9/18/02

In Attendance

Meeting began at 7:30pm with the following board members present; J. Bosh, H. Backes, , L. Pearson and G. Clifton, M. Dennis, C. Tovey
Absent: A. Tenette and S. Henderson

Old Business

J. Bosh spoke with WOW lawyer, Jeff Ewalt. Mr. Ewalt said that bankruptcy does not absolve homeowners (Frankoff) from debts owed for unpaid homeowners dues. Ewalt advised that no lien needs to be filed against delinquent homeowners. Any unpaid dues would be 'caught up' when the property sells. (Note: Jeff Ewalt was unable to respond to J. Bosh's previous requests for information because Ewalt was recovering from a heart attack.)

In regards to the neglected property , 15207 Marlebone Ct., Mr. Ewalt suggested that the best course of action is to pursue deed restriction infractions through Chaparral Management Company. G. Clifton suggested the board send a letter to owner and occupant requesting the property be brought up to Association standards. Per Deed Restrictions, ten days after written notification Board may hire crew to bring property into compliance. The Board may pass any reasonable charges along to the owner, however, any unpaid charges cannot be held as a lien against the property. G. Clifton will draft such letter for J. Bosh's signature.

Resident, Bill Addington is working on Wood's of Wimbledon web site and is hoping to complete it in three weeks.

New Business

Wood's of Wimbledon neighborhood get together was discussed. Options to holding a gathering in the neighborhood or at an outside location were debated. More information to holding the gathering at an outside location to be gathered prior to making a final decision.

It was suggested that a "tenant package" or, "new neighbor" package be put together to notify new residents of what is expected and how things work in W of W. This idea will be revisited in a future meeting.

The neighborhood sign should be changed to read 'FALL GET TOGETHER COMING SOON'.

Next Meeting

The next meeting is Wednesday, October 9, 2002 at 7:30 PM at the home of Lynn Pearson.