

WOODS OF WIMBLEDON BOARD MEETING

August 2, 1993

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

The meeting held at Bob Hine's was brought to order at 7:30 PM. Bill Martz made a motion that approval of the minutes from the "Special" meeting held on July 22nd be waived until the next board meeting. Dee Wasson seconded. Motion carried.

Minutes from the July 12th meeting were discussed and changes noted. Polly Black made a motion to accept the minutes with the noted changes. Sheila Spire seconded. Motion carried.

Treasurer reported CD problem not yet solved. Bob Hine made a motion to give Polly Black approval to choose another bank and move the accounts accordingly. Barry King seconded. Motion carried.

WOODS OF WIMBLEDON ENTRY SIGNS: A large number of letters have been vandalized from our entry signs leaving them incomplete. Since "The Woods" is still present in both signs, Polly Black made a motion to remove all lettering except "The Woods" on both entry signs. Barry King seconded. Motion carried. Polly and Sheila will remove other letters. Barry King suggested that we put the cost of new signs in the budget and let the homeowners decide at the Homeowners Meeting to be held 9/9/93. We will need to discuss:

1. if we want an entry sign
2. cost
3. what the sign should say

TAX EXEMPT STATUS: The projected cost to achieve a tax exempt status is \$1700. The tax savings would pay this amount back quickly.

DEED RESTRICTION VIOLATIONS: Barry King sent out letters by regular mail on 7/24/93 to homeowners with violations. He checked before writing the letters that the violations still existed, so anyone receiving a letter was in violation at least 6 weeks. The homeowner was given 10 days to comply. Barry will follow up by mailing (regular mail) a response letter in each case either thanking them for their compliance or reminding the homeowner that the deed restrictions allow the board to handle the problem and bill the homeowner accordingly. The suggestion was made that a semi-permanent chairman be appointed to handle deed restrictions. This person would not have to be a board member. The purpose is to bring continuity to deed restriction enforcement.

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BUDGET:

At the Homeowners Meeting on 9/9/93, we will explain the reason for the increase in the amount for trash pickup:

- 1.) inflation
- 2.) complaints about garbage cans being left out is one of the reasons we are suggesting back door pickup

Under Professional Services, the \$1,700 needs to be approved at this meeting as the expenditure will be this year.

The amount of maintenance fee that 5103 Wightman has been paying for their second lot (5107) was discussed. Barry King moved that the maintenance fee for this second lot (empty) be charged at a rate of 50% of the current rate each year. Polly Black seconded. Motion passed. Polly will inform them by letter.

A total budget of \$60,800 was discussed. Bob Hine made a motion to approve the budget at \$60,800. Barry King seconded. Motion carried 100%.

Two items will need to be approved at the 9/9 meeting and a quorum will be needed.

- 1.) the entry signs discussed and funds allotted
- 2.) the \$1700 approved for the tax exempt status

The "Special" Homeowners Meeting will be held at the Fire Station on September 9, 1993 beginning at 7:30 PM.

NEW BUSINESS:

Meeting set on 9/2/93 at 7:30 PM at Sheila Spire's to discuss how the Homeowners Meeting will be structured.

Meeting set on 9/15/93 NOW CHANGED TO 9/14/93 at 7:30 PM at Polly Black's as our next regular board meeting.

At this point, Barry King was asked to leave. The board discussed the letter of July 27th to Barry King from Attorney, Mike O'Neal. The wording of the letter does not correspond with the motion that was made during the July 22nd "Special" meeting. Bob Hine was asked to be legal liaison between the board and Mike O'Neal.

Dee Wasson moved that we adjourn, seconded by Bill Martz. Motion passed.