

WOODS OF WIMBLEDON BOARD MEETING

Meeting held on November 12, 1992

Members present: Jeff Wand

Mike George

Sheila Spire

Marilyn Shannon

Hettie Backes

Dee Wasson

Karen Wood

Absent: Patsy Hunt

Meeting called to order at 7:40 p.m.

Hettie motioned to approve previous minutes with a change regarding the paper signs at the entrances. The change should be article 3 paragraph 11. Karen seconded the motion.

Treasurer's Report - Hettie reported the regular checking account balance is \$3,685.87. Current balance of the money market account is \$11,595.06. Sheila motioned to approve the report and Dee seconded.

Old Business - Mike has contacted an attorney, Mike O'Neal, regarding the homeowner who put up vinyl siding on Marlebone about a year ago without permission from the ACC. Mr. O'Neal's initial comments were that the ACC needs to write and publish minimum standards as required in our deed restrictions. Jeff suggested having the attorney send a letter to the homeowner and that we should consider other legal options. This would show other homeowners that we are serious in enforcing standards. Jeff also suggested imposing a fine if you do not have changes approved by the ACC. Mike will arrange further discussions with this attorney.

Sheila asked if Glenn Dennis had been contacted since he lives on the same street. Mike George advised that Glenn was contacted first and recommended to send a letter to the homeowner.

Hettie reported that a non-resident has been chosen to conduct both the 1991 and 1992 audits for \$75 per year. This person is a degreed accountant, not a CPA. These audits should be ready for the general meeting in January.

Mike reported he is completing the application for tax-exempt status. He said there is a \$400 fee payable to the IRS to do this. When approved by the IRS our association will be tax-exempt for Federal tax purposes.

Jeff reported that Craig Andrews would like to be Vice President next year. Sheila has spoke with several people regarding positions on the Board for next year. She will continue to work on this and would like suggestions of people who might be interested given to her by November 20th so she can contact them.

Marilyn reported the annual meeting will be held on January 14th from 7:30 p.m. to 9:00 p.m. at the offices of Henry S. Miller. After the meeting beer, wine and snacks will be served.

Mike reported that the liability and officers liability insurance policies were cancelled by the company. They both expire in the near future. Jeff will contact State Farm and inquire about new coverage.

Mike reported the lights were repaired at the Rose Cottage entrance.

Mike reported that the mason who repaired the brick walls said the drainage along Strack Road needs to be changed. The standing water is causing the wall to sink. Jeff said he would call the county engineer to find out who and if we can change the grade of the ditch.

Hettie presented the budget for next year. The only significant change was the attorney fees. The board will engage an outside attorney. The new attorney will be on a as needed basis. Mike will notify Glenn Dennis of this change.

Mike would like to clarify some of the by-laws. He suggested changes in the language regarding the terms of office.

Mike reported that Mike O'Neal felt that we should revise our by laws to include our refinance transfer fee and penalties to strengthen our ability to collect them. Mr. O'Neal recommended we should charge a flat \$100 to \$125 for late maintenance fees. The larger fee will consider all legal expenses. Jeff motioned we charge \$60 with a six percent simple interest beginning February 1 - Dee seconded. All in favor. Mike will draft and have attorney approve.

Mike suggested that the Vice President of the Board also be Chairman for the Architectural Control Committee. Sheila was against this action. The Board agreed there should be more communication with the ACC. Mike will bring this up at the general meeting.

Jeff would like to write a letter to the ACC members to invite them to the December meeting to discuss how we can achieve better communication.

Next meeting is scheduled for Thursday, December 3 at 7:30 p.m. at the home of Mike George.

Meeting adjourned at 10:25 p.m.

Respectfully submitted,



Marilyn Shannon