

THE WOODS OF WIMBLEDON
ANNUAL HOMEOWNERS MEETING
JANUARY 8, 1991

Meeting was called to order at 7:45 P.M. by retiring President, Jim Winter. He extended his thanks to all his officers and board members. Jim explained the purpose of the meeting is to elect new officers (4) and board members (2); talk about old and new business and be presented a Treasurer's report.

Jim discussed how important the block captains are because we don't have a general meeting place, such as a clubhouse, due to our small size.

The nominating Committee of Ann Rivali and Patti Grace left our discussion area to count the ballots.

Charlie Watts gave the Treasurer's Report. In 1990 we collected \$480 in penalties due to late maintenance fees. Expenses were \$1,000 less than budgeted. Sprinklers were installed on Mittlesteadt for \$1,500 and \$300 was spent to replace a light on Mittlesteadt.

Charlie commended Jim on getting BFI to collect our trash on short notice when Whitfield was jailed. Mr. Whitfield has been served notice that he owes us \$1,700 for an advance payment on trash collection. His properties have many liens on them and we discussed paying \$200 to file a judgment against him. (BFI is past billing status). Richard Rivali motioned we do not file a lien against Whitfield at this time, since we are one among many to whom he owes money. The motion was seconded; 24 "YES" votes were counted with 1 "NO"

1991 Maintenance fee will remain at \$290; with income being approximately the same as collected in 1990. We should spend \$2,000 less in 1991. Our trash is now \$9.00/month/household with BFI. Rear doer from BFI would be \$85/year/household more.

\$800 for second planting of shrubbery will be spent in February and \$2,000 for sprinklers at the entrance of Rose Cottage and Strack.

Glenn Dennis' fee of \$290 is a new expense. This was felt to be a more than worth while expense since we have used his services as attorney several times.

Jim discussed the beginning of a contingency fund in 1986. This fund was set up to cover the costs of expenses incurred by hurricane, lawsuit, or etc. He asked that we cap the amount at \$25,000. As of 12/21/90 we have approximately \$26,600. The Homeowners budget runs on a tight budget - there is no extra \$. Therefore we could have more operating revenues if there was a cap to this fund. One suggestion was that the new board elect to cap or not the CD amount and that the whole neighborhood should have a say. Discussion was heard over the repair of the walls (filling in cracks) which would cost around \$12,000.00. It was agreed that the capping of this fund should be the decision of the populous, not the Board. One suggestion was a ballot to be sent to all homeowners. A motion was made to cap the fund at \$25,000, it was seconded. A vote was called for with 18 "YES" with 7 "NO" or abstaining votes. It was accepted. It was then suggested that the cap should be 1 year's worth of maintenance fee - \$38,000.00

With this motion being accepted, we now have \$1,610 as unspecified monies. A motion was made to approve the budget with \$1,610 as undesignated expenses. It was seconded and approved.

Jim asked if there was any new business. Patti Grace suggested we recycle as a community. BFI will pick up on Thursday for \$1.25/month/household. Can we get some income from the recycling rather than paying BFI to recycle for us. Comments were made about their inconsistencies in pick up times.

A suggestion was made for the new board to investigate another trash company and in June, July send out a ballot with options and act accordingly to the neighborhood's votes.

Discussion was heard about people leaving trash out too early and it was said that we need to emphasize deed restrictions on trash pick up for the welfare of the whole subdivision.

Out of 127 homes, 28 votes were received with the following results for 1991 slate:

PRESIDENT:	Richard Rivali
VICE PRESIDENT:	Michael George
TREASURER:	Gina LaPar
SECRETARY:	Paula Baker
DIRECTORS:	Patti Grace (2nd year)
	Ann Rivali (2nd year)
	Tim Travers
	Susan Duffey

4 newsletters were suggested for the coming 1991 year from the Homeowners Assoc.

Motion to adjourn was made and seconded. Meeting dismissed at 8:50 P.M.

Respectfully submitted,

A handwritten signature in cursive script that reads "Paula M. Baker". The signature is written in dark ink and is positioned below the typed name "Paula Baker" in the list of directors.