

## Woods of Wembleton Board Meeting February 2, 1994

The meeting, which was held at Bill Martz's House, was called to order at 7:30 PM. Seven members were present. One was absent.

Ann Rivali read the minutes of the January 13<sup>th</sup> meeting. Dick Michael made a motion to accept the minutes. The motion was seconded by Bob Hine. The motion carried.

Discussion of Transfer Fee: Bill explained the reason that the previous board had decided to install the \$25<sup>00</sup> transfer fee ~~for~~ administrative fee.

Discussion of Tax Return: Bill explained the need to get authorization to engage Susan Massa to do an audit of our 1993 taxes and to do our 1993 taxes, also. Her fee is expected to be the same for this year as it was last year. \$75<sup>00</sup> <sup>audit</sup> to \$125<sup>00</sup> <sup>taxes</sup>. Bob Hine made the motion. Dick Michael seconded it and the vote was all in favor. She

Secretary's  
Report

Old  
Business

motion passed.

shelved amount for signs  
is \$1,000 - 1700 diff - 93 + 941  
contribution to Capital Fund (2)

Treasurer's  
Report

Discussion of CD: Polly explained that our CD matures on Wednesday, February —. She discussed renewing it on a 6 month note. She also discussed the removal of \$3,300<sup>00</sup> from our Capital Fund for signs.

Old  
Business

Discussion of Law Suit: Bill explained that a law suit was filed on the 28<sup>th</sup> of January on the owners of 15202 Marlbone. The suit asks for full compliance, with a roof and siding which is in violation of our Deed Restrictions.

~~Discussion: Barry King's car port.~~

~~Discussion: request for  
a three car garage.~~

Discussion: Bill explained that the ACC had been asked to be present at the last meeting. Ken Miller was not present. There was discussion of the need for a more structured committee. Ken is to be present next month. There was a suggestion made that there be a turn-

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over in the A.C.C. board every two years. There was discussion the two week turn around on the requests, in letter, for re-modeling. Bob Hine suggested that we request the A.C.C. to put everything in writing; that there be monthly communication between the A.C.C. and the Homeowners Association; and that the board receive a written letter of the A.C.C. guidelines.

Discussion: 15014 Madeline - Frankoff Residence - Polly explained the status of the need to collect back maintenance fees from 92', 93' and 94' and the interest and penalties involved; or the need to file suit. She explained that the legal fees involved in bringing suit against this homeowner will be collected in the suit. Certified letters have been mailed.

Bill moved we proceed with the law suit. Sharon Morgan seconded his motion. The motion carried.

New  
Business

Discussion: New Business; Board Members Duties

Newsletter : Sharon Morgan

Directory and Sign : Polly Black

Maintenance : Bob Hine

Trash - under maintenance - Bob Hine

Landscaping - under maintenance - Bob Hine. There was discussion on the water bill and Polly said she had turned the sprinklers off to check on the amount of water we were billed for -

Safety and Crime Watch - Dick Michael

Sign : Art Angelo

Deed Restrictions : ~~Art Angelo and~~

Neil Backes - There was discussion on the two letters that had been received - one about a child's swing in a front yard and the other on a ~~swing~~ basketball hoop in street

There was discussion about the mosquito fogging and the suggestion made to check with Champion Forest and Greenwood Forest to see who they use and if they get better results.



Discussion: Signs

Bill made the suggestion that a committee be set up of board members and outside members to look at the sign project. There is \$5,000 in our budget for new signs for our two entrances.

The meeting was adjourned at 9:40<sup>pm</sup>.  
Motion was made by Dick and seconded by Niel.

Next meeting March 2nd (Wed.)  
at Bob Heine's home at 7:30<sup>pm</sup>.

Respectfully,  
Ann Ruwali