

THE WOODS OF WIMBLEDON
BOARD MEETING
SEPTEMBER 13, 1995

The September 13, 1995 Board Meeting was held at the home of Juan Septien. Sharon Morgan called the meeting to order at 7:40 p.m. in the absence of Neil Backes. Board members present were Max Allen, Dick Michael, Dave Cooper, Mike Harvard, Sharon Morgan, Juan Septien and Ann Dowell.

There was not a member of the Architectural Control Committee present.

The minutes from the August 9, 1995 Board Meeting were read. Dick Michael made a motion to accept the minutes as read. Juan Septien seconded the motion. All were in favour.

The July Treasurer's Report was presented by Dick Michael. Dave Cooper made a motion to accept the report as presented. Mike Harvard seconded the motion. All were in favour. Dick Michael lead a discussion on the budget proposal for next year. After some discussion it was decided that the Board should have a special meeting to finalize the budget for 1996. Sharon Morgan will inform Neil Backes, a date will be selected and Sharon Morgan will contact Board members as to the time and place of the meeting.

Dick Michael presented a sample of the invoice that is to be sent to homeowner's for maintenance fees. Some changes were suggested in regard to rebate amounts that would be made if payment is received by certain dates. Dick will make the suggested changes.

Dick Michael reported that the Frankoff's still have not paid the 1995 maintenance fees and he has not received the return receipt from the certified letter that was sent to them.

Dick Michael also reported that the 1994 annual audit of accounts payable and the cash ledger has been completed. There were no questions raised.

Max Allen will contact several contractors and try to get replacement costs on the brick walls on Strack and Mittlesteadt to help with budget planning for 1996. He will report his findings at the special budget meeting that is called.

There was discussion that The Woods of Wimbledon Civic Association should begin to investigate the possibility of The Woods of Wimbledon becoming incorporated into Huntwick. It was felt by the Board members present that our property values would benefit if we were to become part of Huntwick.

Deed Restrictions - Sharon Morgan presented the Deed Restriction report for the past four weeks (see report attached). Max Allen reported an 8 ft. wooden structure on Rose Cottage that needs to be investigated. Sharon will check on this and report at the next meeting.

Neil Backes had reported to Sharon Morgan that Susan Duffey has agreed to be on the Board next year. Sharon asked for suggestions for potential board members for next year. The following names were mentioned: Jim Labove, Craig Sanders, Al or Margie Fanaff, Simuel Henderson, Gina Gradoni, Dale or Janet Rutledge. Dick Michael announced that he would not be available for any board position next year. He also suggested that a person be elected to serve as treasurer for two years instead of one year.

Ann Dowell reported that Western Waste does not want to give us a bid to pick up everything at the back door. Western Waste wants the grass clippings on the curb. BFI told Ann that they cannot beat the Western Waste bid. Juan Septien is to check with person in Huntwick and see if they are happy with Western Waste service. Ann will check with Western Waste and BFI once again.

Juan Septien reported that it is not possible for us to have the "This neighborhood is patrolled by Constable ..." sign due to the fact that we do not pay for additional security patrols in our neighborhood. He also reported that in order for us to get any kind of signs installed a letter needs to be sent to Commissioner Jerry Eversole stating what types of signs we want. At that point an inspector will come to the subdivision, decide what the speed limit should be and place the signs in the neighborhood. After discussion it was decided by the Board that we do not need any additional signs. If we cannot get the "Constable" signs we do not want more signs.

Dick and Ruth Michael removed the graffiti from the brick wall on Strack with fingernail polish remover and elbow grease.

Sharon Morgan reported for Neil Backes that the land at the corner of Strack and Wunderlich has been purchased and building is planned for the lot. Neil will contact the builders to get more details such as where the entrance will be located, will it be a totally enclosed complex, if it will be single story dwellings, etc. and report at the next meeting.

Neil Backes should have the neighborhood survey ready for Board approval by this weekend. He will be contacting the Board members.

Hettie Backes and Johnie Lawrence are in charge of the annual picnic. It will be held the last week in October. Details will be available soon.

The next Board Meeting will be held on October 11 at 7:30 p.m. at the home of Sharon Morgan.

Max Allen made a motion to adjourn. Mike Harvard seconded the motion. All were in favor. Meeting adjourned at 9:20 p.m.

DEED RESTRICTION REPORT FOR SEPTEMBER 1995 BOARD MEETING

1. Called Jim Labove regarding his complaint about Randy Akers old car parked in driveway. The Labove's are now satisfied that Akers have moved the car into the garage. Sent compliance thank you letter to Akers by regular mail.

2. Called Melanie Arndt - 15103 Benfer - regarding pipe in yard. She removed the pipe immediately and apologized for children leaving in yard.

3. Sent letter to Frankoff's regarding past due maintenance fees for 1995 for Dick Michael.

4. On August 29, 1995 sent First Notice deed restriction violation letters to the following by regular mail:

Rutledge - 15103 Marlebone - Timbers and concrete debris in driveway, fence gate in disrepair

Janese - 15215 Marlebone - Advertisement sign in yard

Clodfetter - 15207 Marlebone - Wooden structure in driveway

Mitchell - 15102 Benfer - General lawn condition

5. On September 13, 1995 sent compliance thank you letters to the following:

Mitchell - 15102 Benfer - Lawn condition much improved

Yearwood - 5122 Westerham - Removal of chain link fence

Solis - 15022 Benfer - Lawn condition much improved

6. On September 13, 1995 send Second Notice deed restriction violation letters to the following by certified and regular mail:

Janese - 15215 Marlebone - Advertisement sign has been removed but boat and two boat trailers are visible from street, debris in driveway visible from street, recycling bin and trash can beside front door of residence.

Clodfetter - 15207 Marlebone - Wooden structure against fence beside driveway visible from street.

7. Rutledge - 15103 Marlebone - Will send compliance thank you letter when fence repair is complete and drainage system installation supplies are removed from side yard.