

THE WOODS OF WIMBLEDON

ANNUAL MEETING

NOVEMBER 14, 1995

The Woods of Wimbledon Annual Meeting was held on Tuesday, November 14, 1995 at Kroger supermarket at the corner of Cypresswood and Champion Forest Drive. The meeting was called to order at 7:35 p.m. by Neil Backes. Copies of the budget and extra ballots were available for everyone to read.

Neil Backes introduced the 1995 Board of Directors. Board members present were Neil Backes, Juan Septien, Dick Michael, Dave Cooper, Sharon Morgan and Max Allen. Members absent were Ann Dowell and Mike Harvard.

Neil Backes read the proposed ballot of officers for the 1996 Board of Directors and then asked for additional nominations to the board from the floor. Gina Gradoni nominated Al Fanaff for the position of vice president due to the fact that Mike Harvard had placed his home on the market for sale.

Sheila Spire asked if the rule regarding excessive absences would be enforced in the coming year if newly elected board members did not have a strong commitment to their jobs. Neil Backes assured her that it would.

Sharon Morgan presented the minutes from the 1994 Annual Meeting. Bill Martz made a motion to accept the minutes as read. Mike George seconded the motion. All were in favor.

Dick Michael presented the proposed 1996 annual budget. Mike George asked if we had reprojected the capital budget regarding the wall replacement. Neil Backes responded that the Board had addressed this question and that we were on track with the capital fund for the wall replacement. Neil Backes also reported that he had contacted the county regarding the needed underground drainage on Strack. Max Allen reported that to replace the walls as is would be approximately \$125.00 per foot.

Dick Michael and Neil Backes then explained the \$50.00 rebate that each homeowner will receive on maintenance fees this year.

Lou Lawrence made a motion to accept the 1996 annual budget as presented. Bill Martz seconded the motion. All were in favor.

Neil Backes presented the accomplishments of the 1995 Board of Directors:

- Change in cash management providing increased interest income.
- New entrance lights.
- Increased frequency and coverage of mosquito spraying.
- Collection of all homeowner maintenance fees.
- No outstanding legal matters.
- Increased communication and synergy between ACC and Board.
- Requested county to install underground drainage for Strack Road.
- Began campaign to heighten the awareness of housing values.

Neil Backes presented the survey results and lead the general discussion regarding the survey. Neil Backes reported that the Board had asked the ACC to address the mail box situation and set new guidelines.

Max Allen presented the information regarding our trash collection change. There was discussion regarding the departure from recycling. Neil Backes reported that the Board had spoken to area realtors and that many realtors will not show homes in our neighborhood on Mondays and Thursdays because of the trash cans and recycling bins in the streets and that the general appearance of the neighborhood on those days is not good. There were several homeowner's who seemed concerned that BFI did not offer back door service and back door recycling. Neil Backes suggested that we pressure BFI to start back door recycling along with back door pickup of garbage.

Neil Backes presented the recommendations for the Woods of Wimbledon for 1996:

- Continue to investigate merging or sharing services/facilities with Huntwick.
- Continue surveying the residents.
- Formalize realtor/sub-division meetings on a monthly or quarterly basis.
- Accomplish more through neighborhood sub-committees (e.g. school lobbyist, social functions, security, ...).
- Actively market the Woods of Wimbledon in real estate publications.
- Move deed restriction monitoring to an independent management company.

Charlotte Jester asked if the Board could pressure the owner of the property at Mittlesteadt and Benfer (located just outside our entrance) to keep the grass mowed and the property cleaned up.

Dick Michael reported that the 23 ballots had been counted and the results were as follows for the 1996 Board of Directors:

President	Max Allen
Vice President	Mike Harvard
Secretary	Juan Septien
Treasurer	Dave Cooper
Member At Large	Steve Beatty
Member At Large	Jim Labove
Member At Large	Lou Lawrence
Member At Large	George Clifton

Mike George made a motion to adjourn the meeting at 8:55 p.m. Max Allen seconded the motion.

Meeting adjourned.