

Wendover Annual Homeowners Meeting

**St. Timothy's Presbyterian Church
3001 Forest Ridge Drive, Bedford, TX 76021**

May 5, 2022, 7:00 PM

MINUTES

BOARD ATTENDEES: Mike Hajduk, Shane Taylor, Erich Strasburger, Kathy Wilemon, Laurence Rook, Marsha McCleskey

Meeting called to order: 7:00 PM

1. Mike Hajduk - opening comments and welcome to Mayor Boyter

2. Mayor Boyter - opening commentary (Q&A at end of agenda)

- a. Harwood Road-updated water, sewer, then repaving. 25-30 days left on project.
- b. Was appointed to regional transportation council which gives Bedford access to County bond money for street programs.
 - i. This initial money is set for use on Brown Trail and Cheek-Sparger.
- c. Plan is to start repaving on Forest Ridge this summer.
- d. Now able to address all major streets within the next 5 years.
- e. Will start joint reconstruction project on Pipeline Road w/ Euless by end of year.
- f. Cummings Water Tower - Will start repair and painting of tower by the end of year.
- g. Master park and trail plan - Visually attractive trails and parks. Grant money available. May also work with and connect with other city trails.
- h. Survey access for upcoming plans, projects is available at Library for next week or so.
- i. Economic Expansion
 - i. Liquor stores-Goody Goody, Specs, Lone Star Cafe-Central Drive, Dream Tacos, Shell Shack, Rock Island Auction-Collectable firearms-will start work on remodeling the entire shopping center they will occupy by the beginning of 2023.
- j. Sales Tax - Bedford had highest increase in sales tax than any other city in the area.
- k. Focus on bringing business to Bedford, making it a destination for restaurants, unique shopping, entertainment, high-end hotels, high-end grocery stores, including HEB Grocers, possibly Central Market in the future.
- l. Blues Fest on 10/22 will be small this year. Next year will be a much bigger event.

3. Board of Directors - Self-introduction

4. Attending Wendover residents - Self-introduction

5. Statement of Bylaw mandates for regular meetings and annual meetings

- a. Brief discussion - updates, including website. Requested opinions on updating.
- b. Trash - Both Bedford and the Covenants state trash be put out night before pickup.
- c. City is responsible for street, sidewalk, lighting. Have different liabilities than HOAs.
- d. Dialogue between City and HOA was suggested to improve neighborhood.

6. Wendover Real Estate Report - Shane Taylor - see report on website for more details

- a. Market values going very high and inventory is very low.
- b. Average sale prices in Bedford between \$450,000 and \$800,00.
- c. Mortgage rates are going higher.

- d. Cash buyers are prominent.
- e. Be sure to file for the Homestead Exemption if you're over 65.
- f. Protest your property taxes - website makes it reasonably simple to do it yourself.
- g. Mayor mentioned possibility of 'Brownstone' style homes being built, contiguous walls, starting at around \$350,000-400,000.

7. Financial Report - Erich Strasburger - See full report on website

- a. Castle Lawn, our current vendor for sprinkler, beds, grass maintenance raised price for 2022 contract by 3%.
- b. Other expenses for 2022 are fairly small so far-stationary, stamps, etc.
- c. Sprinkler system - Unsure what the total cost will be.
- d. HOA fees - Discussed raising fee by 3% a year. Bylaws state that Board can raise fee by as much as 30% without homeowner consent. Majority of homeowners present favored the idea of a small yearly increase.
- e. Entrances need upgrades, Pines need attention, there are muddy areas when it rains making sidewalks slick.
- f. Vote taken to approve 2022 budget. Budget was approved.

8. Speeding in the neighborhood

- a. Tree on Cummings was hit in April, speed sign was demolished as well.
 - i. One of our alert homeowners reported it to police.
 - ii. Mike H. and Kathy W. are meeting w/arborists to assess oak damage & pines.
- b. Speed bumps - Majority of homeowners in attendance favored speed bumps.
- c. Make stop sign clearly visible. One of them at Forest Ridge & Cummings is partially hidden by bike sign.

9. WHOA functions and tasks

- a. This topic was mentioned and will be worked on at the next board meeting.

10. Fence status - Currently searching for vendors for fence repair

- a. Fence posts - Currently waiting for bid from R & D Concrete.
 - i. Mike H. is meeting with fence vendor for wood portion of fence next week.

11. Sprinkler system status

- a. There is a break in our sprinkler supply under the street across all of Cummings.
 - i. Billy Smith, board member, working with city to get a pipe from one intersection to the other. We were unable to bore and tap into existing pipe due to turf conditions. We paid the city to put in a new meter at Cummings & Forest Ridge.
 - ii. Mike H. met w/sprinkler contractor who brought in an expert to deal with this type of work who will give us pricing by next week. Vendor is ready to start in next 2 weeks. We will then have water for entrances & can purchase flowers, plants.

12. Website update - Scott Fuqua and Laurence Rooks

- a. Scott set up our original website.
- b. Laurence and Scott recently revamped the site. More updates to come.
- c. Currently, homeowners should reach out to Board for copy of specific document.
- d. HOA Directory - was public but has removed it from public view at this time.
- e. One option is to put certain docs behind a password.
- f. Option mentioned to put directory into Google doc, share via private email to homeowners as requested.

13. Yard of the Month/Holiday/Halloween contest and awards

- a. Award of \$50 gift certificate to Calloway's for each monthly YOTM winner.
- b. Mayor said City could recognize YOTM winners on their website & are looking for nominations.
- c. Halloween contest - Cutest, Creepiest and Coolest categories.

14. Block party – Sunday, 5/22/2022 – 2:00 pm – 4:00 pm In front of 3420 Channing

- a. Board will provide hotdogs, face painting, games, music.
- b. BYOD, chips, sides.
- c. Mayor will send a fire truck to the party.

15. Covenants - Tabled until next board meeting

16. Architectural Control Committee

- a. Requests for changes to front yard - Front doors, window replacement, landscape changes - go to website for the ACC request form.

17. Election of Board Members

- a. Ballots were distributed, a vote was taken. In addition to people listed on ballot, two others were written in: Jenni Walthall and Katie Mayeux. Votes were tabulated.
- b. Jenni Walthall and Katie Mayeux have been elected to the board of directors.

18. Mayor Boyter - questions, comments and answers

- a. Generations Park - open 10/22/2022. Park is on schedule and under budget.
 - i. The old ranch lost money every year.
 - ii. YMCA is being considered for park management. Considered to be better managed and much better profitable for City.
 - iii. Park will have a larger rec center than any other rec center in the area.
 - iv. Exercise and equipment room will be very large and will a view of the lake.
 - v. There will be indoor/outdoor aquatics.
- b. Meadow Park - City is exploring ways to create revenue which could be used to reduce cost of a monthly fee for use of Generations Park.
 - i. Currently contracted out to a father-son enterprise. They pay for the space and make all the revenue.
 - ii. Using turf in the area allows for year-round events which would draw people from out of town and avail themselves of our restaurants, hotels, shopping.
 - iii. Suggestions for utilizing Meadow Park area were 9-hole golf course, tennis courts, concession stands.
- c. The Blues Festival this year will be small but planned to be much larger next year. Also considering other times of the year for the festival, e.g., October/November. City exploring ways to incorporate a larger audience.
- d. City is discussing program to provide internet service to entire city, including businesses to creates incentives for them to move to Bedford. AT&T was listening to this conversation and said that they would lay fiber into the area.
- e. City has a program to provide lighting to HOA streets.
- f. Bedford Library recognized, every year, as one of the best mid-sized libraries in Texas.
- g. Bedford has a new city manager with years of experience who came from Flower Mound to assist in building and improving functions, programs in Bedford.
- h. Cheek-Sparger will be widened and a third lane down the middle will be added. Approximate 2 years to completion.
- i. Mayor Boyter has seat on the committee which works on transportation issues in 13 counties. We will receive revenue from this stream.

[Meeting adjourned at: 8:59 PM](#)

Our next BOARD MEETING is scheduled for Tuesday, June 14, 2022, 7:00 pm.