

WHOA Board Meeting

MARCH 8, 2023

MINUTES

BOARD ATTENDEES: Mike Hajduk, Shane Taylor, Marsha McCleskey,
Laurence Rooks, Heather Leiding, Jenni Walthall, Kathy Wilemon

1. Meeting called to order at 7:00 pm

2. TREASURER'S REPORT - Heather presented report for January through March 8, 2023

- a. Will be available on WHOA website: <https://wendoverhoa.org/>
- b. Proposed budget for 2023 is to be approved at the annual HOA meeting in May, 2023.
 - i. Discussed changing fiscal year from May to May. Heather will check by-laws to ensure no conflict with existing rules.
 - ii. Discussed possibly scheduling a combination holiday party/annual meeting each December.
 - iii. Dues will be raised to \$450/year.
 - iv. Home Resale Certificates will be \$375 with a transfer fee of \$125 going forward.

3. Discussion regarding the State of Texas HOA modification and regulation changes

- a. Jenni, Shane and Mike attended City meeting on 3/6/2023 regarding new state HOA laws.
 - i. Mike contacted Attorney Leah Burton, who spoke at the meeting & specializes in HOA law.
 1. Ms. Burton agreed to review our by-laws free of charge. She estimated any rewrites/updates needed could be accomplished in 1-2 hours at \$400/hour.
- b. Mike spoke with a homeowner from Morrow Green. She suggested getting together with Wendover and other HOAs in the area to compare notes on vendors, policy, etc.

4. Insurance for the HOA and the board members – Kathy

- a. Kathy is working with three insurance companies including our current agency, State Farm, to get quotes on coverage.
 - i. We may want to raise the coverage on our fences.
 1. Coverage with State Farm is currently \$50,000 which may not be sufficient in the event of a severe weather event.
 - ii. Will check for prices of \$150,000 and \$200,000 coverage on fences and whether or not wind/hail protection are included on these quotes. Will also inquire as to premium savings for higher deductible level[s].

5. Fence post issue with homeowner whose property abuts the problem posts – Marsha

- a. Homeowner is ill and unable to address the issue at this time. May be able to share in repair expenses.
- b. Permanent fix for post repair is cost prohibitive.
 - i. Board discussed possibly removing the leaning posts and having just the wood fencing for that section as a possible solution.
 - ii. Mike will get quotes for both post repair, and for post removal with fencing only.

6. Directory assignments and goals

- a. Mike, Shane, Marsha and Kathy will gather contact information from homeowners and forward to Kathy for update in our HOA contact directory.
- b. Contact information will NOT be accessible by the public.

7. Annual meeting location and time

- a. The meeting will be held at St. Timothy's on Forest Ridge on Thursday, May 4 at 7:00 pm.
Topics to include:
 - i. Finance of new fence throughout HOA will be discussed.
 - 1. The need for homeowner maintenance of homeowner side of perimeter fence.
 - ii. Increase in dues to \$450/year.

8. Events. Block party, Yard of the Month

- a. Block Party planned for Saturday, June 3, from 2:00-4:00 pm. in Wendover Ct. cul-de-sac.
- b. Yard of the Month contest will continue this year with \$50 Calloway's gift cards for each monthly winner.
- c. We will distribute flags for 4th of July.
- d. Garage Sale planned for September 30.
- e. Heather and Kathy will be setting up dues notice mailings next month.

9. Old news, suppliers and vendors, fence maintenance, lawn care, signage, pine tree fertilization. – Mike

- a. Mike is getting quotes for power wash and stain of the perimeter fencing.
 - i. Discussed identifying 20 fence sections per year that need repair/painting and scheduling that work.
- b. New lawn care maintenance company is doing a good job.
- c. Mike and Jenni will set up our new signs.
- d. Fertilization of pine trees is scheduled.

10. Miscellaneous and general discussion

- a. Fence repair for the Hill family [Forest Ridge, a result of the storm].
 - i. We will need to make an insurance claim for this repair.
 - ii. The fence company Mike spoke with said the outer side of fences is well maintained.
 - 1. The repairman also said the homeowner side of fence must be maintained **by the home owner** to avoid fence failure prematurely.
 - 2. The homeowner's side of the fence is the responsibility of the homeowner and if not maintained properly will result in structural failure. The fence maintenance and repair are the responsibility of the HOA for the 'street side' only. Both the HOA and the homeowner are responsible for the overall structural integrity. We must ask the homeowner to properly treat, stain, paint or otherwise keep the wood from rotting. Mike will address this with the homeowners at the annual meeting.
 - 3. Mike is getting quote for replacement of the fence behind the Hill residence.
- b. Water Agreement – City of Bedford sending agreement to Mike for signature for 2023.
- c. We are looking for three volunteers for the ACC Committee.
- d. Laurence will make a wendoverhoa.org email address for each board member on the website which will come to each of our actual email addresses.
- e. Mayor mentioned some funds may be available for upgrading our HOA entrances.
 - i. Mike is looking into that.

11. Next meeting date – Wednesday, 4/26/2023, at the McCleskey home.

12. Meeting adjourned at 8:40 pm.