

WENDOVER HOA

ANNUAL MEETING - MINUTES

MAY 4, 2023

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

Meeting called to order: 7:00 pm

- 1. MIKE HAJDUK, BOARD PRESIDENT, invited homeowners to introduce themselves**
 - a. He then introduced Board members and the ACC Committee.
- 2. WENDOVER BOARD OF DIRECTORS - The Board operates per HOA bylaws & covenants**
 - a. Board member responsibilities include care of the common areas, arranging repairs/purchases as needed and addressing homeowner issues/concerns.
 - i. These concerns include cars being left on the street overnight and for long periods of time, homeowners whose property has not been kept up, homeowners leaving bags and other objects at the curb days before scheduled garbage collection.
 - b. The State of Texas has recently passed new laws pertaining to HOAs.
 - i. Their laws supersede our bylaws.
 1. Mike met with an attorney who specializes in HOA law and has agreed to assist in updating our bylaws to make them as effective as possible.
 - c. Heather – Treasurer**
 - i. Last year we had more expenses than we had income due to a major sprinkler repair on Cummings, an upgrade of our holiday lights for the HOA entrances and another large expense for tree removal and tree treatment.
 1. We have a fence escrow that has been building over the years. Part of that was used due to these large expenses in 2022.
 - ii. Heather spoke on the 2023 proposed budget which is available on our website at <http://wendoverhoa.org>
 - d. Shane Taylor – Board Member**
 - i. Updates on housing market, home prices, property tax increases, Air BNBs.
 1. May 15th deadline to protest your taxes.
 2. City of Bedford monitors all Air BNBs. Rules exist to protect property owners and property values.
 - e. Laurence – Website & Vice-President - The URL is <http://wendoverhoa.org>**
 - i. Laurence updated our website to look similar to what would be seen in a Word Press format, making it look a bit more dynamic, and usable on any device.
 - ii. Bylaws, covenants, meeting minutes, financials, ACC request forms and other documents are available in the directory.
 1. **Directory** section of the website - the password is **#Residents2023**

- iii. Laurence is planning an update in the fall to include making the site similar to other sites wherein you have your own individual login and password, as well as adding additional ways to further secure the site.

f. Kathy – Secretary

- i. We are updating our directory and it will be available on our website.
 - 1. Directory is be password protected, viewable by HOA homeowners ONLY.
 - 2. Please add any new information-phone number[s], email address[s] to the sign-in sheets before you leave or email us at the website to add/update.

3. ACC COMMITTEE – Manages & Responds to Requests for External Changes to Property

- a. Committee responds with approval/disapproval based on the bylaws and covenants.
 - i. Disputes over projected changes will go to the Board for review.
 - ii. ACC requests include house painting, installing solar panels or a new roof, etc.
 - iii. An ACC request form is available on our website at <http://wendoverhoa.org>
 - 1. An ACC member will contact the homeowner when form is received.
 - 2. PLEASE take time to fill out a request form **BEFORE** starting your project.
 - iv. Mike asked for a volunteer to serve on the ACC committee.
 - 1. James Siedenberger volunteered to serve, making it a committee of 3.

4. HOA ENTRANCES, CITY WATER AGREEMENT, NEW LANDSCAPING SERVICE

- a. Bedford Mayor Boyter said there may be funds available that we could receive to enhance our entrances & possibly common areas. Mike has an appointment with the mayor for breakfast and will discuss this further. Mike will track progress on the subject.
- b. We and all HOAs in Bedford have a working agreement with the City of Bedford wherein we maintain our common areas and they in turn give us a water credit amount [we don't typically go above that credit]. We would pay for any overage.
 - i. A homeowner at the meeting informed us of a cut that was made into our irrigation system at Wendover & Cummings and that she believes AT&T caused the damage. Mike will investigate.
- c. We are saving approximately \$500-\$600 month with the new landscaping company we just contracted. This savings will help in meeting our expenses this year.
- d. **Homeowner question & Mike's answer:** Inquired about the health of the oak trees on Cummings. *Per arborist Mike recently worked with, oaks are doing well.*
- e. **Homeowner comment & Mike's response:** Spoke about the state of the ground up and down Cummings. *This is largely due to no sun getting to plants or grass that we've tried to grow. Crystal Smith, who is on the ACC Committee and has a landscaping background, has agreed to work with the Board in resolving these concerns.*
- f. **Homeowner comment & Mike's response:** It was brought up by a resident that the sidewalks hold mud in spots and especially on the south side of Cummings just east of McClain. *The mud stands there due to lack of vegetation caused by the dense tree cover not allowing the grass to grow and thus when it rains or is irrigated, the mud migrates onto the sidewalk. The board is addressing the vegetation problem and will try heavy shade tolerant plantings like mondo grass. Until then we will inform the landscape company to pay special attention to the muddy sidewalks during their mowing & edging.*
- g. **Homeowner comment:** Mentioned how other neighborhood entrances & common areas look really good with healthy shrubs and flowers.

- h. **Homeowner comment:** Outdoor lighting and better entrances would certainly enhance our neighborhood and protect the property value.
- i. **Mike:** Suggested we form a subcommittee to address these concerns.

5. YARD OF THE MONTH, HALLOWEEN AND CHRISTMAS/HOLIDAY CONTESTS

- a. Congratulations to this past year's winners of the Yard of the Month Award!
 - i. The season heats up again this month as the YOTM comes back into play.
 - ii. We give a token gift of \$50 to each month's winners as well as display the YOTM sign in their yard for that full month.
- b. The YOTM Award ends in October when we will have a contest for the 'best' and 'creepiest' Halloween decorations.
- c. In December we finish up with the Christmas/Holiday decorations contest.
 - i. We purchased Christmas/Holiday lighting last year for the common areas.

6. BLOCK PARTY – JUNE 3rd

- a. A block party is set for **June 3** in the Wendover cul-de-sac. The Board will provide hot dogs and hamburgers, plates, utensils, napkins. **BYOD**-Bring your own drinks.
 - i. We request that attendees bring a side dish or dessert to share.
 - ii. A flyer announcing the block party was included with the annual dues invoices that you recently received. **Please RSVP** to Jenni Walthall at the email address she provided on the flyer so we will know how much food to buy.

7. FENCE

- a. We currently have solid color stain on the fences. The fences are peeling, bottom pickets are rotting. The fence is in bad shape. Mike was told by a fencing vendor that penetrating, semi-transparent stain is best for maintaining the fences. The solid color stain [essentially paint] traps water inside the wood & doesn't allow it to shed & dry out.
- b. The Board has visited the issue of the fence often & has discussed possibly making an assessment to pay for a new fence. Mike spoke with a bank that would be willing to set up individual loans for homeowners to pay their assessment over time.
- c. **Homeowner comment:** An attendee said that when the last fence was purchased the current HOA Board said that they would increase the annual dues and save that money each year in escrow to pay for the next fence.
- d. **Mike:** The escrow was for maintenance of the fence. We have had numerous repairs since that time which had to come out of that escrow. The annual dues received each year were not enough to pay all of those periodic repairs. There is currently \$40,000 in the fence escrow. We have 3900 linear feet of fence around the common area. There is not enough money in the escrow to pay for a new fence. Today's fencing material prices have increased dramatically over the last three years making prices even higher.
- e. **Homeowner comment:** The reason the HOA was formed and the purchase of the common fence was to increasing the value of our property as a whole.
- f. **Homeowner comment:** Homeowner said that property values have increased as a whole. We need to protect those values by maintaining our common area fencing. Our HOA dues amounts have been insufficient to cover expenses for years. We should be paying at least \$700/year to adequately fund all necessary updates/repairs needed. Suggested that if the HOA decides on an assessment to fund the fence, and a homeowner defaults on their portion of the assessment, their resale certificate should

be held back until payment of the assessment is made. Also suggested that the interior homes pay less than the perimeter homes since those homes will receive a partial new fence in the bargain. Suggested the fence be replaced over 3-4 years and that we should look into rock or brick fencing to keep up with trends & protect our property values.

- g. **Homeowner comment:** We were promised that our dues would fund the fence escrow and that escrow would provide a new fence.
- h. **Mike:** spoke to a contractor today, May 4, 2023, about the fence. He would be willing to do the project in sections per year. He said he does not want to use solid color stain as the fence would prematurely fail. No decisions are being made at this time.
- i. **Homeowner comment:** I live in one of the inside homes. I am willing to pay my portion of a fence assessment because I know how invaluable it is for protecting property values. It's a matter of common sense.
- j. **Mike:** quoted a price of \$200,000 for the fence. The committee does not make the decision to purchase the new fence, the homeowners do. The Board will go from house to house to receive votes. Mike will get additional quotes from vendors and ask them to sharpen their pencils and let them know they have competitors. We hope to be in position to start the fence by year's end.
- k. **Homeowner question:** Can we use the \$40,000 in escrow to pay toward the fence? We were told years ago that the escrow would be used toward the new fence.
- l. **Mike:** We would like to retain that money in escrow to pay for repairs including the columns on Cummings that are leaning.
- m. **Mike:** If we do nothing, the fence will fall down. Prices will continue to rise and the fence will cost a great deal more. No one can predict the future prices but they always go up. A bad fence or no fence will be bad for all of our properties.
- n. **Homeowner comment:** I think the fence cost should be surrendered back to each individual homeowner on the perimeter. We could specify the type, size, color, etc. of the fence to be purchased.
- o. **Mike:** Some people might stain or paint. Some might maintain the fence, some might not. We would have to rely on each homeowner to comply completely and uniformly.
- p. **Homeowner comment:** Just like some people's homes/lawns are immaculate, some of our homes could use a lot of work. Those people are not going to choose to build their portion of the fence the right way.
- q. **Homeowner comment:** I think that the interior homes should pay less than the perimeter homes.
- r. **Mike:** We have 97 homes. 93 of those are paying homeowners. Feel free to be a part of the discussion. Email Mike and you can help put together a plan for the fence.
- s. **Homeowner comment:** Suggested having a strategic planning committee who would draft a 12 to 18 month, a 3-year and a 5-year plan to project necessary financing for the determined needs of the HOA.

8. ANNUAL BOARD MEMBER ELECTIONS

- a. The Board is elected at each annual meeting. Attendees were asked if they wanted to change the board members. Attendees voted unanimously to keep current members.

Meeting adjourned at 8:42 pm