

WHOA FENCE COMMITTEE

MEETING MINUTES

10/5/2023 – 7:00 PM

ATTENDEES: James Seidenberger, Dustin Walthall, Dave Wint, Mike Hajduk, Cory Huey
Jeannie King-absent, Chip Sloan-absent
Kathy Wilemon [as recording secretary]

1. Introductions

2. Chairperson identification

- a. James was named Chairperson and will coordinate with the Board through Mike.

3. Review of Mike's "Purpose Document"

- a. Mike's budget numbers
 - i. Checked with 5 companies. 2 responded with proposals for all new fencing.
 - ii. He also checked on pricing for power washing, re-staining existing fencing. Both contractors advised fence is in poor shape and would not likely withstand the power washing. They also advised to not use solid color stain on the new fence.
- b. Dealing with contractors – Difficult at best. Only 2 of 5 contractors contacted responded.
- c. There are leaning brick columns, twisted beams and other issues to identify and address. Our fence is approximately 20 years old.
 - i. The Committee will do a walking tour of the HOA over the next 2 weeks to identify issues/problems. First walk will be on Saturday, 10/7/23, at 8:00 am.
 - ii. Mike will send out an email to let homeowners know the Committee will be in the neighborhood & may request to view their back fence and get general feedback regarding new perimeter fencing.

4. Discussion about Committee Structure, Project Plan, Alternatives, Scope - partial replacement, remove columns, fence material alternatives

- a. Committee members are in agreement that the fence needs complete replacement.

5. Issues to deal with: financing, responsibilities going forward, marketing to the members, dealing with non-members, interior home burden of the cost vs. exterior home burden

- a. Mike has checked with Chase bank regarding financing of the fence.
 - i. The Committee wants to provide payment options:
 - 1. Monthly for 10 years. This is separate from the yearly dues.
 - 2. Pay full share up front to avoid payment of interest.
 - 3. Increase yearly dues payment to include the fence payments.
 - ii. A majority of 60% of homeowners in favor of the fence is required to put the project through.

6. Other topics as expressed

- a. New Generations Park charges \$75/hour with a 2-hour minimum for meeting space.
 - i. Bedford Library will loan the Board Room for free but they close at 8:00 pm.
 - ii. The Committee could take turns hosting the meetings at their homes.
- b. Committee member[s] will walk the property and measure the length of perimeter fencing.
 - i. Kathy will email a plat or drawing of the HOA property to the Committee members.
- c. Target date for final presentation/recommendation for fencing is May, 2024 at our Annual Meeting.
 - i. The Committee will incorporate town hall meetings and online survey[s] into the process, in the interim.
 - ii. James will attend Board Meetings to report progress of the Fence Committee.

7. Meeting frequency, location TBD

8. Next meeting date TBD

9. Meeting adjourned at 8:28 PM