

WENDOVER HOA

Board Meeting

SEPTEMBER 13, 2023

MINUTES

ATTENDEES:

Mike Hajduk, Marsha McCleskey, Laurence Rooks, Shane Taylor, Jennie Walthall, James Seidenberger, Cory Huey, Kathy Wilemon

Heather Halliday-absent

1. Meeting called to order at 7:00 pm.

2. Treasurer's Report – Heather Halliday

- a. Report will be posted on the website.
 - i. There is approximately \$65,000 in the budget. A substantial amount of that will go toward lawn maintenance and fence escrow.

3. Insurance for the HOA and the board members – Kathy Wilemon

- a. We stayed with State Farm who had the lowest rates. They did go up almost \$400 at renewal in July but still had the lowest rates going.

4. Steptoe and Johnson - CCRs and by-laws – Mike

- a. The lawyer reviewed our CCRs and said that we are in compliance. Some amendments to the CCRs are required to address solar and other items. The initial legal fee is \$450 and we do not expect significant charges for any additional updates.
- b. We have two homeowners who are not paying dues.
 - i. The HOA can recover a maximum of 4 years back dues when a home sells.

5. Fence post issue update and Crash repair at the McGehee's residence – MH

- a. Kathy initiated contact with USAA, the insurance company for the driver who crashed into the McGehee home fence on 7/25/23. Kathy submitted the original repair bid but USAA wanted a more detailed bid.
- b. Mike took the project on from there and got a bid USAA would accept. The bid went through USAA's auditing department and was approved. Payment should arrive shortly and will cover the repair payment. There is no cost to the HOA.

6. Events, Garage Sale, Yard of the Month – MH

- a. **Garage Sale** - Kathy will get a group permit if needed [a group permit is required only when there are 5 or more homes participating in the sale] and place a balloon on the mailbox of each home participating in the sale. Signs are no longer provided so each homeowner will need to get their own. Permits are required, are free for individuals and are available online at the City of Bedford website.

- b. **Yard of the Month** – We will choose our last YOTM for the year in October, then resume the program next Spring.

7. Fence replacement ad hoc committee assignment and date – MH

- a. Mike has drafted a plan for the fence committee. He will request volunteers to serve on the committee. We are planning ‘town meetings’, fact sheets, brochures with pictures of fencing, style, material options, etc.
 - i. The committee will consist of a chairman and six additional homeowners.
 - ii. The committee will include homeowners living on the perimeter of the HOA as well as the interior.
 - iii. We will have information ready for homeowners at our next annual meeting.
 - iv. The first fence committee meeting should be held in the next two or three weeks, with subsequent meetings held once a month.
- b. We still have the leaning brick columns on Cummings to repair. There are several homeowners’ yards that ideally need retaining walls to prevent further damage to the brick columns, once they are repaired.
- c. Many of the beams are twisted and may need to be replaced.
- d. Chase bank is available to make a 10-year loan with WHOA to finance the fence. Fence escrow will be used for loan payment along with a small monthly fee assessed to each homeowner.
 - i. We discussed the possibility of rolling additional items into this loan such as entrance upgrades, additional lighting, etc.

8. Miscellaneous and general discussion

- a. Another leak was found in the sprinkler system along Cummings. Mike is working to ensure AT&T assumes liability and absorbs the cost of fixing the leak. B&B Communications Company handles the excavation needed for the repair. Mike is contacting them as well.
- b. We discussed placing river rocks in the areas on Cummings where the grass does not grow.
- c. Perimeter landscaping should be maintained from the homeowners’ side and kept from growing out into the common/sidewalk area.

9. Next board meeting will be on Wednesday, November 15, 2023, at Shane Taylor’s house.

10. Meeting adjourned at 8:32 pm.