

# **WENDOVER HOA**

## **Board Meeting**

**November 29, 2023**

## **MINUTES**

**ATTENDEES:** Mike Hajduk, Shane Taylor, Heather Leiding,  
Jenni Walthall, Laurence Rooks, Marsha McCleskey, James  
Seidenberger

**Meeting called to order – 7:00 p.m.**

**1. Fence damage – July, 2023**

- a. The WHOA paid vendor to repair damage done to fence in July, 2023 due to auto accident. Mike received payment from the driver's insurance company covering the money paid to vendor.

**2. The fence committee is meeting tomorrow night, 11/30/23, at James' house.**

**3. State of the Association**

- a. Increase HOA community engagement, increase participation in events
  - i. More get togethers, e.g., Spring party, October Neighbors' Night Out, monthly get-together, etc.
  - ii. Printed newsletter, suggestion box on the website
- b. Lack of decorations
- c. Landscaping issues – discussed overgrown tree roots, roots growing under sidewalk, scraping soil down 3 inches then placing sod, having an architectural landscape plan, corners need sprucing up, mud on sidewalks, fallen acorns on Cummings pose a hazard.
- d. Leaning columns
- e. Not receiving ACC requests
- f. Some homeowners have trees that need trimming
- g. Christmas Lights
  - i. We have power on one corner. We depend on 3 neighbors for the other corners.
  - ii. Motion was made to send a thank you to the 3 neighbors and give them \$25 for reimbursement. Mail these in January. Motion 2nded and passed.
- h. Christmas Decorations – Give an appreciation gift basket to best three decorated homes.
- i. **Water Bill** – 2023 allowance to WHOA was \$11,000. 2024 allowance is \$4,000. Mike is checking into this dramatic reduction.
  - i. Deadline to sign the yearly water agreement is December 15, 2023. Mike will sign agreement and attach a letter of protest stating that "In order to meet your deadline, we are, in protest, signing the attached contract/agreement. We request a hearing to modify the amount of water allowance stated for 2024. The amount of usage for 2023 is skewed due to ATT activity which caused significant damage to sprinkler system".

**4. Treasurer's Report – Heather - copy will be posted on the website**

- a. We are on budget. We have one homeowner who did not pay dues. We received money from one resale certificate.
- b. Heather will need all projected expenditures to make a proposed budget for the new year.

**5. Fence Committee - Initial meeting held at Mike's house to discuss process**

- a. Committee members walked & measured the entire fence on the following Saturday.
- b. The goal is to have a complete project presentation ready for the annual meeting.
- c. Discussed making a one-time assessment and other methods of payment for fence.

- d. Must take into consideration overall landscaping concerns including erosion from homeowner properties-water and soil [raising wood planking 1½ inches from ground or footing should allow water to run off without damaging fence], upkeep on homeowner side of new fencing, effect of tree roots on fence columns and footers and a maintenance plan for the new fence as well.
- e. There are 97 homes in the neighborhood.
- f. 33 are exterior homes [6 are non-HOA members. Two of the non-members pay dues voluntarily]. 59 interior homes [5 of those are non-members].
- g. James is in touch with Arrowhead Roofing & Fencing who will provide a bid.
- h. Committee will send surveys [can be anonymous-including name optional] to homeowners as part of the fence project.
- i. Planning 3-4 town hall meetings.
- j. Was suggested we get a 3-foot sample of actual fencing to show homeowners.

**Meeting adjourned – 8:43 p.m.**

**Next Board Meeting scheduled for 1/24/2024, 7:00 p.m. at the Taylor home.**