***WENDOVER HOA***

**FENCE COMMITTEE MEETING**

**JANUARY 18, 2024**

**ATTENDEES:** Jeannie King, James Seidenberger, Mike Hajduk, CoryHuey, Dustin Walthall

Kathy Wilemon **[absent]** provided digital recorder to capture the minutes

Meeting commenced at 7:00 pm

1. Communication plan with homeowners regarding fence repair and replacement.
   1. How will that be done? Do we do fence in stages?
      1. The communications plan includes committee meetings, townhall meetings, videos of fence construction, progress reports.
      2. James suggested possibly paying dues on a quarterly basis if not a monthly basis. Add $120/quarter for the fence payment to the quarterly dues payment.
   2. Must address existing obstructions, e.g., trees, homeowners with double fence, column repairs, overgrown trees, roots and dirt pushing up the sidewalks, footings & fencing.

1. There is landscaping that needs to be done.
   1. Committee has discussed whether to keep it separate from the fence issue. This is difficult to do since the landscaping and fencing issues are intertwined. As mentioned above:
      1. Dirt from some yards is causing damage to fence posts, pickets and columns.
      2. Tree roots are also damaging the fence, columns & sidewalks in some areas.
2. Cory has received multiple bids ranging from $158,000 to $213,000.
   1. He considers 3 of 8 bids worth considering for the final choice of contractor.

Quotes are for board on board, pier, trim piece and cap.

* 1. James suggested scheduling a fence committee meeting with 3 top candidates & having them present their bid with all details including a written scope of work.
  2. Cory will forward copies of the top 3 bids to committee members for their review.
  3. If we do not decide on a new fence, 2 of the bidders said they could provide repair and maintenance of the existing fence.
  4. Mike is contacting POCs of other HOAs to see what they charge for yearly dues and how they finance fencing maintenance.

1. Discussed how to pay for the fence.
   1. The Committee will build a financial model of an average of the bids, then look at the ways we could divide expenses. We could then take to the homeowners for review.
2. Fence Committee meetings scheduled for Feb 8, 2/22, 3/14,…every 3 weeks through 4/25 in preparation for the annual meeting in May.
3. Townhalls scheduled for 3/14 and 3/16.
4. James has an e-survey scheduled to go out on 2/7 and 2/12 and will mail surveys via post office as well.
   1. He will write up survey questions gathered from committee members.
   2. Homeowner can remain anonymous or provide their name.

Meeting adjourned at 8:30 pm.

**Next meeting on 2/8/24 at James’ home, 7:00 pm.**