***WENDOVER HOA***

**FENCE COMMITTEE MEETING**

**February 8, 2024**

**ATTENDEES: Jeannie King, David Wint, Mike Hajduk, Dustin Walthall, Cory Huey,**

**James Seidenberger, Kathy Wilemon as recording secretary**

***Meeting commenced at 7:00 pm***

1. **Update on Contractor Bids**
   1. The fence committee has narrowed bids down to 3 companies for review.
      1. Will interview each company at a fence meeting, beginning with Housewright and Tin Star.
      2. WHOA Board requested the bids be shared with them.
   2. Some contractors said cedar rails are not as strong as pine and could sag. Others said pressure washing pine would make them warp. Committee will do additional research to determine which rails to use.
   3. Screws versus nails was discussed. Screws will cost a little more than nails.
   4. Will present 2 fence options to homeowners.
2. **Communication w/other HOA’s regarding financial responsibility for fence repair/replacement-**tabled for future meeting
3. **Fence replacement obstructions. Whose responsibility to remove them?**
   1. Build around tree or other obstruction on homeowner property or ask homeowner to remove?
   2. One home at back of Cummings fence has a pool pushing column, fence out.
      1. 50 feet or so at the end of that run may have to be added to HOA total cost.
4. **Column Repair**
   1. We have 3 bids for column repair that are fairly close in price.
   2. Master Service [masonry contact from Bedford Estates] provided a proposal for 6 columns. They will build a 24” square footing w/rebar. If it leans again, they will fix it.
   3. Abraham & Son said they would build a trench and retaining wall for column buildup.
5. **Funding formula for replacement**
   1. Example**:** Internal/external, 80/20, 60/40, 70/30. Finance through lending institution.
   2. WHOA Board discussed raising the dues to accommodate a loan for fence, taking that burden off the homeowners.
   3. Numbers run by James for a 10-year, $400,000 loan at 10% would run $72/month per home or $217/quarter plus the dues.
   4. At a minimum the fence columns must be repaired. Using fence escrow money would keep the price of the wood fence lower.
6. **Cory will build a cash flow model for the financials and include landscaping needs**
   1. Start with idea that no one wants to pay an equal share. Then if some pay their full share of the total, that lowers the total due from others.
7. **Scheduled Meetings**
   1. Committee meetings: 1/1, 2/8, 2/22, 3/14, 4/4, 4/25
   2. Town hall meetings 3/14, 3/16
   3. Online survey to residents 2/7 through 2/12. Mailed survey will go out as well.
   4. Mailing updates/video updates to all residents
      1. Mike and James working on video idea. Discuss various points regarding the fence, why we need it, etc.
8. **Cummings Drive landscaping initiative**
   1. Tree removal/drainage concerns/landscape entrance.
   2. We should add tree removal into fence amount without discussion. Some of those trees have to come down to prevent damage to the fence and remove safety liabilities.
   3. Some of the trees’ roots are growing together, some have root rot.
   4. Dead tree at Channing and Cummings. Mike has received 1 removal bid so far.
      1. Jeannie King will give name of her tree people to Mike.
   5. Relandscaping at removal areas will cost as well. Suggestions include using river rock, Liriope, Monkey Grass. Flagstone suggested but is expensive and could shift as ground shifts.
9. **Survey Monkey-question approval and activation**
   1. Brief survey will have 10-15 questions.
   2. Survey should include some basic demographics.
      1. e.g., Are you willing to pay for your exterior fence?
   3. We will send the e-survey out more than once and through regular mail as well.
10. **Other items for discussion**
    1. We still have a broken sprinkler line. Mike is working on getting it repaired by contractor used by AT&T. Should be no cost to HOA.
    2. Kathy requested copies of all docs from Corey, Mike, James for HOA files.
    3. WHOA Board is looking into hiring someone to make an architectural drawing for a landscape plan.
11. **Homeowner/Partnership agreement form**
    1. James will write up the form. It will not be legally binding but more of a courtesy agreement saying that if the HOA maintains both sides of the exterior fence, homeowner will maintain yard, shrubs, trees, etc. that could cause damage/wear and tear to the fence.
    2. Kickboard and building the fence 1½” - 2” above ground will help with drainage and should help keep material off fence.

***Meeting adjourned at 8:32 pm***