

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
WYNDHAM VILLAGE HOMEOWNERS ASSOCIATION, INC.
TUESDAY, November 10, 2009 at 7:00 PM
BUDGET MEETING

Call to Order: The meeting was called to order by Vern Hetherington at 7:10 PM.

Present:

Vern Hetherington President
Josephine Melnick Vice President
Anthony Moore Secretary
Maggie Zeller Director
Allen Hunter Bristol Management

Absent:

Jonathan Napoli Treasurer

Those present represent a quorum.

Approval of Previous Minutes: The minutes of September 15, 2009 were reviewed by the Board. A **motion** to accept the minutes as presented by Vern with a second from Maggie passed unanimously.

President's Report: Vern announced the resignation of Treasurer Jon Napoli. Jon has relocated. A **motion** by Vern to accept the resignation was seconded by Tony and passed unanimously.

Vern told the Board of Robert Monica who expressed a desire to serve on the Board. Following discussion Vern made a **motion** to appoint Robert Monica to the Board of Directors to replace Jon. With a second from Josie the motion passed unanimously.

There was a discussion of landscape. It was determined to do a cleanup of plants at the entry and plant new material. Perhaps annuals and maybe colorful perennials. Maggie and Josie will contact Vern's wife, who is an experienced gardener and designer to help with ideas and design for the entry. Josie will then direct the PM to initiate the plan.

Treasurer's Report: There was no official Treasure's Report. However, in Jon's absence Vern briefly reviewed the finanacials with the main focus on delinquent accounts.

The Board reviewed and discussed the budget for 2010 resulting in a **motion** by Josie to accept the budget as presented. Tony seconded the motion and it passed unanimously. The Budget for 2010 will be a NO CHANGE budget keeping the assessments at \$115 per quarter per home.

Manager's Report: Allen reported on current issues, projects and other Association business. His written report is attached hereto.

Old Business: The new application for rentals within Wyndham was reviewed and approved which added an Addendum stating, in spirit, the home owner and renter agree

that the renter will pay the Association for assessments if the owner does not as well as abide by the rules and further agree to vacate if the signed agreement is not followed. The Board had the Association attorney review prior to this approval. The attorney reported he saw no issues with the application as presented.

New Business: There was no new business before the Board.

Open Forum: There were no residents in attendance.

Vern addressed the Board with general information about the property offering advice. He then tendered his resignation from the Board citing his 5 plus years of service and is stepping down to allow others to participate. The Board reluctantly accepted.

Adjournment: The meeting was duly adjourned at 8:15 PM.

Respectfully Submitted,


Allen Hunter, LCAM

MANAGER'S REPORT

September - October

- The irrigation system continued to give us big problems in September and October. After correcting the control panel computer following a lighting strike and broken main lines the pump motor decided to give up the ghost. While replacing the motor it was determined the pump itself was badly worn and not operating with any efficiency. Therefore the pump impellor was replaced as well. Then the electrical problems began. However, the system is now working well. The final cost have not come in at this time but I am anticipating near \$4000. We received a check from the insurance carrier for the lighting strike damage in the amount of \$1642.50
- Delinquencies continue to rise now approaching \$40,000. 63 of 192 home owners or 33% are not paying their assessments. This coupled with the Association paying to minimally maintain abandoned or foreclosed homes money will continue to get tight and any improvement projects will be difficult to fund. All 63 delinquent home owners have been notified or are currently at the attorney for collection process.
- Since my last report we have sent 73 CCRs. There have been 7 homes that have been sold since September hopefully bringing new, concerned and active neighbors.
- We are currently maintaining lawns at: **Oakwater** 1124, 1154 **Gembrook** 1275 **Isleworth** 1299, 1302, 1320. This is down by 2. Monthly cost \$370. We are now cutting 2X per month. We lost 2 to new home owners.
- We currently have 18 registered tenants. With at least 4 other unregistered tenants we continue to deny any new application citing saturation of rentals. We know of at least 2 additional foreclosures that have not been processed and a reported 2 more that appear to be headed for foreclosure.

Allen Hunter


Manager for the Association