

WYNDHAM SOUTH HOMEOWNERS' ASSOCIATION, INC.

AGENDA – BOARD OF DIRECTORS MEETING

Date: **February 18, 2018**

Time: 3:00 p.m. – Regular Board Meeting

Place: Holiday Inn Express TigerTown, 1801 Capps Landing, Opelika, AL 36804

- I. **CALL TO ORDER / ROLL CALL** – The meeting was called to order at 3:02 p.m. There were 34 homes represented at the meeting (including 2 by proxy).
- II. **APPROVAL OF MINUTES** – There were no minutes to approve at this time as no minutes were taken by the developer.
- III. **REPORTS**
 - a. **Treasurer's Report** – The financials were reviewed. An AR Aging report will be included with upcoming meetings, however, do to the issues found and discussed, to include homes missing from the financials, residents not receiving bills from the developer, etc., they were not made public at this meeting to give the owners a chance to catch up. Because of the state that the financials were turned over in, the financials were rebuilt in the correct format (from a business entity to a non-profit) with all balances, payments and bills entered as of January 1, 2018.
 - b. **Committee Reports**
 - i. **Architectural Review Committee (ARC)** -Not formed yet as of this time.
 - ii. **Pool Committee** – Not formed yet as of this time.
 - iii. **Quality and Standards Committee (Q&S)** – Not formed yet as of this time.
- IV. **OLD BUSINESS** – Several items were brought up to the table that will be addressed to include:
 - a. A suggestion was made that we have Billy Cleveland sign a document stating that he does not own any more lots in the development, and he is completely hands free of Wyndham South HOA to include any recourses listed in the documents for the developer. The directors agreed that this would be a good idea to have.
 - b. Knight homes is currently still building homes on vacant lots. According to our documents, they are a part of this HOA and are required to keep things clean in their work area.

- c. Signs in the front of the neighborhood from the realtor/contractor to help sell the vacant homes, if they are on our property, we would like them removed. This will be looked in to on who owns the property and where the subdivision lines start/end.
- d. It was brought up about the speed limit being 30 in the neighborhood and that folks are still speeding through the neighborhood. It was suggested that we look in to asking the city to reduce the speed limit, and/or add speed bumps.
- e. A concern was brought up about the AT&T subcontractors that came in to lay some lines and dug up parts of the sidewalk and never repaired/replaced them. David Wise will be looking into who is responsible and to attempt to get these repairs done at the expense of the subcontractor who dug it up. Some of the specific areas were around 2908 McKinley.
- f. The neighborhood entrance needs to be lit up a bit. It is currently very dark and can easily be missed at night. Tom Metzler said he is going to look in to it. Kris Street mentioned that to put a street light out front would be \$2,000.00.

V. NEW BUSINESS

- a. Request for anyone that is interested in Officer positions – It was explained that we would like to get 4 officers on board to assist with the association. In fairness to everyone, if there were no volunteers, we would hold a lottery to pick 1 person from each quadrant to serve for the year. Kris Street will email descriptions per the by laws of what each office requires. Sarah Zumbiel (2904 Stillwood Way) volunteered to act as Vice President at this time. Ruth Ross (3001 McKinley Drive) volunteered to be the Treasurer.
- b. Architectural Review Committee formation (minimum 3 to include 1 director) – We had the following people volunteer to be on the ARC: Tom Metzler (director), Dali Madzar, David Harris, and Kim Larimore.
- c. Pool Committee formation (minimum 3 to include 1 director) – We had the following people volunteer to remain on or join this committee: Kris Street (director), David Thomas, Richard Whittington, Ginger Perkins, and Scott Zumbiel.
- d. Quality and Standards Committee formation (minimum 3 to include 1 director) – This is a new committee that will be in responsible of keeping track and handing out violations of the covenants as well as addressing any issues that are keeping our neighborhood from looking its best to include working with contractors doing any work in our

neighborhood for the neighborhood. The following people volunteered to join this committee: Bonnie Wise (Director), David Wise, Ruth Ross, and June Guy.

- e. Website / Email / Facebook Group – Kim Larimore is the moderator for the closed facebook group (Wyndham South Neighborhood – Opelika, Al.) which a lot of information, discussion, etc., is done in, Kris Street has set up an email account that questions, concerns, etc., can be addressed to (wyndhamsouthhoa@gmail.com), and Kris Street is also looking into a website as we do not have one at this time.
- f. Document violations – There was a proposal made to make a review committee to go over the restrictive covenants and make suggestions on changes to the current covenants. This motion was made, seconded, and majority approved. This new Covenant Committee with consist of Kris Street (Director), Kim Larimore, Suzanne Doyle, Michael Moore, and Matt Wills. The association was informed that we will start upholding the covenants as off this point, however, we will not be enforcing them until after the committee has made their report/suggestions. It was asked of all members to try to be courteous during this transition time and try to abide by the covenants as they are now until the next meeting. It was also discussed that at this point, 3009 McKinley will be exempt from the street parking covenant as he explained his issue with his special need and was agreed upon by the majority of the membership.
- g. Delinquency/Late fees – A suggestion was brought up to waive late fees on delinquent accounts if they caught their account up by May 1, 2018. This motion was made, seconded, and majority approved. There was question about those that have already paid a late fee (prior to Jan 28, 2018), and it will be addressed on a case by case basis, however, if it was already paid prior to us taking over on Jan 28, 2018, it was beyond our control. Any questions or request for prior late fees to be removed should send a request to wyndhamsouthhoa@gmail.com so it will be directed to the appropriate person to be addressed.

VI. OPEN FORUM

- a. Bonnie Wise requested a reimbursement in the amount of \$176.97 for the filing of the amended Articles of Incorporation to remove the old directors and add the new ones in for banking purposes, and office supplies that were needed for organization of the association documents. Motion was made, seconded, and majority approved.

- b. Bonnie Wise made a request that a \$100.00 budget be approved for office supplies for the association. Motion was made, seconded, and majority approved.
- c. It was suggested that an invite be extended to the city councilman and county commissioner to attend our next HOA meeting due to some issues and concerns about property/utilities owned by the city.
- d. Mikayla Lowe asked about the lot next door to her. She explained that she has been maintaining it and would be interested in buying it. That lot, as is currently understood, is owned by the city as the original plans called for a street to be run through there into the next neighborhood (should one be built). Bonnie Wise will look in to this property and if it is going to be developed.

VII. DATE OF NEXT MEETING – We will give 10 days’ notice before the next meeting, which will take place after the covenant committee meets and have come up with a plan to address the membership with. It was also addressed that it cost \$75.00 + tax each time we use the Holiday Inn meeting room, so if anyone has a suggestion of a free place, we would love to know.

VIII. ADJOURNMENT – The meeting was adjourned at 4:46 p.m.