

WYNDHAM VILLAGE HOA, INC.
BOARD OF DIRECTORS MEETING MINUTES
Wednesday, March 18, 2015 – 7:00 pm
Location: Madison Green Clubhouse
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Approved 4/15/15

1. ROLL CALL / DETERMINATION OF BOARD QUORUM

Board members Present:

Vern Hetherington, Angelique Palmer, Kris Johnson, Virginia Guido and Karina Fedele

2. CALL TO ORDER

Quorum obtained. Called to order at 7:12 pm

3. APPROVAL PRIOR MEETING MINUTES

Angelique motioned to approve prior meeting minutes as published, seconded by Vern and passed unanimously.

4. REPORT'S:

A. Treasurer's Report

Vern reviewed February financial reports with the board and motioned to approve them, seconded by Angelique and passed unanimously

Vern motioned to remove small balances \$6.86 and under, seconded by Kris and passed unanimously.

B. President's Report

Kris and Manager gave an update on the recent Madison Green President's workshop meeting as follows: Accounts over two payments past due are being sent to legal for collections. MGM approached us to see if we were interested in having them Quit Claim a unit they own back to Wyndham. Wyndham board discussed and unanimously approved NOT to take the property back due to rent amount being received, if rent not paid, the legal process of eviction that may be lengthy, potential that a person can file bankruptcy and not have to pay anything and unknown condition of interior for possible future tenants. MGM polled president's present to see if there was an interest in one vendor for holiday lighting so all lights go on and off at the same time, Wyndham not interested as want to bid out holiday lighting. Some communities no longer allow on street parking, Wyndham discussed and unanimously approved to continue to allow on

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street parking at this time as there is no other space for vehicles to park. MGM meeting is on the same night as Wyndham, board discussed changing meeting night to maybe the 4th Wednesday or 1st Tuesday. Manager to check availability of rooms with MGM.

C. Manager's Report

Manager updated Board on status of the common areas of the community

D. Fine Committee

The Fine Committee met and agreed to fines for some homes still not in compliance. A unit owner attended who had been fined in 2013 and 2014 asking if fines can be removed. Board approved Manager contacting the attorney and asking him to hold for now as owner is going to use funds to remedy the violations to have the fines removed

5. UNFINISHED BUSINESS

A. Street trees and root pruning and bio-barriers:

Presentation given by Bryan from Duffy's Tree Service.

Bryan updated Board on the two types of root barrier: hard plastic and a bio barrier. Bryan noted that the Bio-Barrier will last about 10 years. Bryan mentioned that "volcanoing" (piling mulch up high around tree base) can cause the roots to girdle. After walking the property and meeting with the Manager Bryan recommended removal of 7 trees with 2 of the trees being stable enough to move to another location. If Wyndham removes the 7 trees together with adding the root barriers at the same time within the next month Duffy's will discount the removal price by \$500.00.

Kris motioned to approve root pruning of the 50 trees as submitted by Duffy's. Motion seconded by Karina and passed unanimously. Duffy's recommended removing the 7 trees, Board discussed as prior company did not say they needed to be removed. Board to meet with Duffy's to view the 7 trees for final determination if they need to be removed or if barriers would work, this is part of the Board's due diligence as majority of owners wanted to keep the trees. Manager to contact Duffy's to have their bid amended to remove some of the 7

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trees for removal from their bid, resubmit, Manager to forward to the Board for final review and then work to start. Duffy's needs 1 to 2 weeks lead time.

B. One Page Summary of Rules & Regulations:

Tabled to next month

C. Community Landscape Standards:

Board reviewed and tabled to next month.

6. NEW BUSINESS

A. Damaged swale areas:

Vern gave an update stating we can add curbing as a solution, the Village may be able to waive the PUD amendment if we install under a certain amount of the total curbing. We should add to the 3 corners and how close can a hedge be placed to the guttering. Vern motioned to have the Manager research the above, seconded by Kris and passed unanimously.

7. OPEN FORUM/OTHER BUSINESS:

Newsletter: Board unanimously approved sending out the newsletter, but not the one page rules and regulations or the landscape guidelines.

8. ADJOURNMENT

Next meeting will be Wednesday, April 15, 2015 at 6:30 pm for the Fine Appeal Hearing and 7:00 pm for the board meeting and will be held at the MGM clubhouse. There being no further business, Kris motioned to adjourn, seconded by Angelique and passed unanimously at 8:58 pm.

Minutes taken by Beverley Jamason, Property Manager