

WYNDHAM VILLAGE HOA, INC.
BOARD MEETING MINUTES
Tuesday, May 17, 2016 – 7:00 pm
Location: Madison Green Clubhouse
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Approved

1. ROLL CALL / DETERMINATION OF BOARD QUORUM

Board members present: Angelique Palmer, Michael Rada, Virginia Guido, Karina Fedele

Board members absent: Trey Scully, Tim Sutton and Pierre Rodriguez

2. CALL TO ORDER

Quorum obtained. Called to order at 7:05 pm

3. APPROVAL PRIOR MEETING MINUTES

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

4. REPORTS

President's Report:

Angelique gave an update:

Community wide tree trimming has been completed, speed bumps have been painted, community garage sale was successfully held, newsletter sent out in April addressed the issues with the community wide main irrigation pipe line that feeds irrigation water to all the homes. The security cameras are working well. The next newsletter will include information on trash pickup. Angelique and the Property Manager attended the Madison Green President's Workshop Meeting, requesting notice of ARC deposits to be forfeited be relayed to the Property Manager one month in advance to allow Manager to contact the owner and remind them to stop at Madison Green for the return of their deposit. Madison Green is installing a fountain in the lake.

Financial Report:

Manager read the reports as of 3/31/16 and updated the Board on status of past due accounts. Board approved unanimously.

Welcome Committee:

All new owners to date have received their welcome bag.

CCR Report – Manager and Angelique to follow up on status of compliance.

Manager's Report – Manager gave an update on the community

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5. UNFINISHED BUSINESS

Mailboxes:

Angelique discussed the mailbox sample and voiced concerns on the color being lighter than expected. Board members were asked to view the sample to ensure the color is correct.

Community Improvements:

Add curbing along front to stop swale damage: 2 bids were reviewed, one to remove existing guttering & replace with curb and second to add curb behind guttering. Board requested a meeting be set up on site with each vendor to determine which method will work better.

Pothole Repair: Waiting on Felix to schedule with the vendor

Dead Tree & Tree Replacement: Mike motioned that Duffy's remove the dead tree NOW and replace with a new Oak along the entrance, 4th tree from the road as it is not doing well, tree must meet Village specifications. The tree replacement has already been approved from a prior permit, seconded by Angelique and passed unanimously.

Gate Arm Damage: Send letter to UPS to pay for the swale damage. Gate was also damaged by an A/C company Hopkins A/C. Tag # ECT V29 and an owner who has been billed.

6. NEW BUSINESS

Gate Phone: Board approved repair work to allow uploading for new gate clickers.

Permitted Fence Colors: Board approved adding black as an approved fence paint color as several of the homes are already painted black and it is very similar to bronze.

7. OPEN FORUM

8. ADJOURNMENT

Next meeting will be Tuesday, June 21, 2016 at 7:00 pm and will be held at the MGM clubhouse. There being no further business, Virginia motioned to adjourn at 8:33 pm, seconded by Mike and passed unanimously.

Minutes taken by Beverley Jamason, Property Manager