

Wynndemere Home Owners Association, Inc.  
June 14, 2022 Board of Trustees Meeting

Topic	Discussion Summary	Action	Responsible	Due Date
Meeting called to order	<p>WHOA Board of Trustees meeting called to order at 1:24 pm on Tuesday June 14, 2022 by Bob Wetzel, President</p> <p>All present Bob Wetzel, Christine Gibson, Donna Malkentzos, Elaine Reichert and Naomi Tomlin.</p>	Call to order	Bob Wetzel	6/14/22
Reading of minutes	<p>All members received May 17, 2022 WHOA Board of Trustees meeting minutes via email for review and approval.</p> <p>Motion to dispense with the reading of the minutes and accept as written made by Donna Malkentzos with a second by Elaine Reichert. All in favor.</p>	<p>No revisions</p> <p>Motion carried</p>	Naomi Tomlin	6/14/22
Book keeping report	<p>Review Budget vs Actual report by line item.</p> <p>Nothing unexpected outside of the snow removal.</p>	<p>No revisions</p> <p>Motion carried</p>	Chris Gibson	6/14/22
Contracts	<p>Lawn maintenance and management contracts expire at the end of this year. Based on current relationships and services provided would prefer to stay with current providers.</p> <p>Request new 4-year contracts to be ready for annual meeting.</p>	Request	Naomi Tomlin	8/1/22
Spring/summer letter	<p>Send out letter to remind power washing, garden maintenance, divert ac unit water away from house. Also, add anyone wanting a paper copy of the BOT meeting minutes to inform Naomi.</p>	Letter	Naomi Tomlin	7/19/22

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Irrigation issue at #25	<p>A letter with invoice has been sent to the home owner. The response from the home owner was a request for time and material itemization.</p> <p>Tomlin Lawn Care will provide a revised invoice.</p> <p>Discussed the C&amp;R regarding fines that could be imposed. The Board has decided not to impose fines on these issues. Should additional issues arise fines will be imposed. However, this was the first time that an issue could not be resolved before any damage was done.</p>	Revise invoice	Naomi Tomlin	7/1/22
Rental Regulations	Ballots were sent to all homeowners to vote on community rental regulations. Ballots are due by June 20, 2022. Ballots will be counted at the next meeting. The amendment will be prepared if the vote is a majority in favor.	Count Votes Amendment	Naomi Tomlin	7/19/22
Phil Tomlin	The memorial is complete. The tree, plaque, flowers and mulch were donated. The edge stone is the only cost which will be under \$500.		Naomi Tomlin	6/14/22
Retention basin	Invited tom Benjamin to the next BOT meeting to review the basin project plans.		Chris Gibson	7/19/22
Homes for sale	#26 scheduled for settlement 6/23/22 #65 scheduled for settlement 6/17/22		Naomi Tomlin	6/14/22

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Miscellaneous	<p>Discussed the sprinkler system. It is getting old and there will need to be repairs each year such as replacing sprinkler heads.</p> <p>The roses around the basins may need to be replaced at some point in the near future. Would like to have them replaced when the basin project is completed.</p> <p>Leyland's have some brown spots. BOT will not remove or replace until the basin project is complete and the adjoining property sells (muscle world property).</p>			6/14/22
Annual meeting	<p>Discussed the possibility of having an in person annual meeting this year. Discussed having the meeting after September 8, 2022. Also discussed meeting location. Elaine Reichert will contact the WW Golf Club for cost and availability.</p> <p>Naomi Tomlin will also contact the local senior center for cost and availability.</p>		Elaine Reichert  Naomi Tomlin	7/19/22  7/19/22
Meeting closed	<p>Next meeting July 19, 2022 at 1:00 pm located at #79.</p> <p>Motion to adjourn Board of Trustee meeting at 1:55 pm made by Chris Gibson with a second by Donna Malkentzos. All in favor.</p>	Motion carried	Bob Wetzel	6/14/22