

Meeting Minutes WWHOA – June 9, 2011

President, Jane Heid welcomed everyone attending the meeting and thanked them for coming. Board members present were, Jane Heid, Barbara Warren, Russ Coomer, & Brenda Elias. Meeting was opened at 6:30 PM.

Minutes from the last meeting had been handed out, no corrections or comments were requested & Russ Coomer made a motion to approve the minutes and Brenda Elias seconded. The minutes will be recorded into our records.

Mary Mazzuco gave the ARC report: Mary stated that additional paperwork needed to be submitted to the ARC regarding the house on Whisper Ridge Trail in the process of being built. Russ Coomer & Mary will go to the owner and resolve the issues. No other projects were approved for the last 2 months.

Dave Jolliffe gave the LEC report: Repairs are underway for the front entrance waterfalls, as the marble squares have had water damage behind the squares and will have to be replaced. Dave has a reputable company installing 2 large pieces of granite behind the waterfall on both sides of the entrance waterfalls. Dave got several bids and the company chosen was \$1,000 under the other bids. Electric LED lighting will be installed under the new flowerbed at the front entrance. Russ & Deb Coomer are donating the lights. The viburnum bushes along the Boulevard needs to have some irrigation repairs done; sand keeps getting into the lines and Russ and Dave spend countless hours clearing those lines.

Barbara Warren, Treasurer gave the financial reports and stated that we have 5 lots where the property owners are not paying the Non-Construct fees and the properties have been turned over to the HOA attorney for foreclosure.

The Board had a discussion of the IRS tax laws regarding 1099 forms to persons doing work for the HOA. Barbara will contact a tax attorney to clarify the pending questions regarding same.

Several Deed Restriction violations were discussed and letters to homeowners will be sent this week.

The new watering guideline warrants stronger action in regards to homeowners that are not keeping their properties in compliance with the lawn and landscaping rules of our documents. We are now allowed to water twice a week. A letter/email will be sent to all homeowners reminding homeowners to do something about the present conditions of their lawns and landscaping beds. Weeds need to be pulled or taken out of the landscape beds. Properties need to be cleaned up and lawns need dire attention in many instances. Immediately fines will be imposed for those who do not comply with our deed restrictions.

Additional violation letters will also be sent out in the next couple weeks for mold on the outsides of the homes. The Board will be re-evaluating properties once again. There are several properties that have been sent the warning letter to get in compliance with the deed restrictions, and those property owners ignoring the Board's requests will now be fined. Fining letters will also be sent out in the next week.

A motion was made to adjourn the meeting by Brenda Elias and seconded by Barbara Warren, meeting adjourned at 8:10 PM.