

# Minutes of WMHA Board of Directors Meeting July 8, 2009

The WMHA Board of Directors met at the Lokken home for the monthly meeting on Wednesday July 8, 2009. In attendance were Bill Lokken, Jon Holland, Ken Helton, Cathy Leslie and Maureen Lokken. In addition to all the Directors, Harry Durgin, ARC Chair was also in attendance.

Bill Lokken opened meeting with Agenda as follows:

**Board business**

**Financial status**

**Dues and assessment payment for 2nd lots**

**Betty Hughes' lot back lot line**

**HSV Lot status**

**Plaque status**

**Video system status**

**Street cleanup**

**Messy lots**

**“Abandoned” construction**

**Sign sizes**

**Sidewalk bond expiration**

**Vacant lot cutting**

**Potholes**

**Directory**

The **Financial status** was reviewed with 4 points emphasized from the Budget Baseline:

The 2009 budget assumed Huntsville utility Lots would be the association's to maintain, but since the Utility Company has not completed landscaping per their agreement, we will underrun that portion for the year.

The budget item for Landscape upgrade included the second bronze plaque for the second entrance column. The plaque was reported on order.

The Social Committee will probably go over the budget amount because some of 2008 payments were made with 2009 disbursements.

The Video Monitoring System was pointed out as a line item in the 2009 budget for info only.

The Dues Collection Process was discussed relative to owners with 2 lots and payments relative to the vacant lot.

The decision of the Board was to be consistent with the current by-laws and require the payment until a replat of the property by the city. Bill Lokken took the **action** to communicate the Board's decision to the property owner. This decision by the Board and the subsequent

replat by one owner or the payment by the owner will bring all multiple lot owners to equal treatment by the Association and Board.

Jon Holland took the **action** to understand and report back to the Board the Lien Process for unpaid assessments.

As of the writing of these minutes, all lot owners have paid the video security assessment.

Bill Lokken reported that the WHMA reserve and Landscape funds of \$23,675 were put into a 3%, 33 month, one time no-penalty withdrawal CD at First Commercial Bank on July 2, 2009.

**Residents' Issues/info** discussed included the back of the lot property line of Betty Hughes' lot. Betty had thought the Association should be cutting the heavy brush on the said property. A drawing was made to show division between the Hughes' property and the Common area. Betty's lot extended farther back than she realized. The issue resolved with Bill sending info to Betty.

Bill Lokken also reported that on Tuesday July 7, 2009, A backhoe and cement truck were on the big slope of the Common Area repairing the drainage ditch behind Webb-Wright house.

#### **Association Projects' Status:**

Huntsville Utilities Lot Status- Little effort in the past 3 months, water meters added to both lots and a cement driveway installed on the water tower lot on July 7, 2009.

Second Plaque Status- Trouble with matching background, more research required (since the meeting a match was found and ordered)

Video Security System Status- Sharp Commutation unexpectedly pulled out, citing heavy workload and reluctance to stand behind their system performance. Two other companies have submitted bids and one will be selected and work started within 6 weeks.

Street Cleanup- Weeds in gutters sprayed with Roundup, Emails sent to several residents requesting them to put trash out no earlier than Sunday evening. Some residents were putting out on street as early as Tues, Wed for the following Monday pick up. All recipients complied on a friendly basis. However more work with more residents is required.

Messy lots-Most complaints concern 3 existing residents. **Action** was taken to draft a letter to the 3 residents, BOD review and approve for final release to the 3 residents.

Abandoned Construction-Jampala lot # 57 Subcontractor/Builder legal problem, since work has restarted.

Gibson lot # 56-Owner claims debris from builder next door is hindering his attempt to start construction, but no plans or building permits are available.

Sign sizes- Harry Durgin researched and reported the City and WMHA real estate sign size limits as 6 sq ft and 5 sq ft respectively. In addition signs can only be displayed for 2 months in any 6 month period; Harry reported more City restrictions and took the **action** to summarize for communicating to all lot owners.

Sidewalk Bond Expiration- Harry Durgin took the action to follow up with city and owners on this **action** to complete the sidewalks for lots 2-6, 11, 21 (9ft section), 25, 51 (along Springhouse), 52 (east half only) 62, 78 (40 ft construction entrance only), 81, 82, 85, 95, 96, 102 (west half only) and 120.

Vacant lot grass/weed cutting continues to be a problem. Bill and Maureen Lokken took **actions** to contact the owners.

Bill Lokken reported that he had asked Bob Gundy to contact the city about the road potholes on Springhouse. Since then Bob did so and the City patched again.

Bill also reported that he was updating Directory again and would release within 2 weeks.

The meeting was adjourned.

Maureen Lokken  
WMHA Secretary