

# Minutes of WMHA Board of Directors Meeting January 14, 2009

Note: this meeting was held before the very upsetting home break-ins occurred so there was no discussion of that. Considerable discussion has been conducted since. However, security has always been an item of concern of the Board.

The WMHA Board of Directors met at the Lokken home for the monthly meeting on Wednesday January 14, 2009. Three directors were in attendance, Bill Lokken, Kathy Leslie, Ken Helton and two were absent, Maureen Lokken and Jon Holland. This was a Board meeting that included Committee Chairmen and Gray Beard advisors – Bob Gundy, Kim Holland, Dwayne Duke and Harry Durgin. Rebecca Brooks and Jim Williams did not attend.

## The agenda was as follows:

- **Board business**
  - **Bill Lokken – minutes, review of proposed budget for 2009**
  - **Jon Holland - Bylaws**
  - **Kathy Leslie - year-end financial status, insurance, annual dues**
  - **Maureen Lokken - lot ownership changes, activity status**
  - **Ken Helton - activity status**
- **Committee Reports**
  - **ARC - Harry Durgin**
  - **Landscape - Bill Lokken, Dwayne Duke (HSV Util lots)**
  - **Traffic - Bob Gundy**
  - **Communications - Jim Williams**
  - **Social - Kim Holland**
- **Gray Beard observations**
- **Summary and wrap-up**

## Status and Discussion:

Bill Lokken, President, opened the meeting with a brief overview of the last meeting and an explanation of the agenda. Mr. Lokken also described the long term issues facing the Board:

- Getting a Newsletter at reasonable intervals
- Improving the Website
- Upgrading security
- Getting the By-Laws modified and approved
- Getting the ARC Covenants updated and approved
- Improving unkempt yards
- Encouraging continuous neighborhood cleanup by residents
- Reducing the amount of trash put out too early
- Performing to budget
- Continuing work on road/traffic improvements and 2nd exit

Kathy Leslie, Treasurer, reported the bank balance, payments and receipts for year-end 2008. She reported that the 2009 Annual Dues collection process is underway.

Bill presented a line by line review of total 2008 expenditures compared to the 2008 budget. An underrun to the annual budget was \$6916.79. A draft CY 2009 budget was presented and finalized.

Bill reported on behalf of Maureen Lokken, Secretary, that lots 95 and 96 were sold by Jeri Holden to the Alapati and Hawari families respectively. The Griffin house on Lot 106 was also sold to the Alapati family. As of January 27, Lots 98 and 99 were sold by the Stokes' to the Hinson family who plan to build on both lots soon.

Ken and Bill gave the Landscape Committee status reporting on entrance plantings, sprinkler maintenance and irrigation system layout situations. As of the meeting, no status update had been received from Huntsville Utilities about their property improvements. Since the meeting, we have received word their intent is to start the planning papers (work orders) to execute their original commitment.

The 2009 Landscape projects, mostly maintenance were discussed.

The Architectural Review Committee status was given by Harry Durgin. The Lot 56 building permit has expired and word is that the Gibsons still intend to build but the house will change. The ARC approval likely will be withdrawn or a specific revision will be

requested. Lot 126 construction has not been approved because the landscape plans were never submitted. There have been complaints about the driveway and lack of a sidewalk (which is not required). Building on Lot 11 by the Rawlinsons is nearing commencement and the plans are being reviewed.

The Landscape Committee discussed plans for 2009 but focused on the Huntsville Utilities commitment to improve the Water Tower Lot on Springhouse and the 2 Power Station Lots on Ashe. HSV Util is late getting started. WMHA has sent them specific drawings for the changes they agreed to.

Bill discussed the items the Board has as follow up actions which are delinquent: Website improvements, creating and publishing WMHA Newsletter and the on going By-law review.

Bob Gundy discussed the street and traffic items. The critical drains at the lower end of Springhouse have been cleared by the City. In addition, the "Road Work Ahead" sign was removed at Bob's request. Bob will work with the City in fixing the road surface problems near the corner of Colewood and Springhouse. A problem with water getting through the berm and down the rip rap just east of the Springhouse/Airport intersection was identified. This problem was later found and fixed.

Kim Holland, the Social Committee chairman, discussed the 2 socials held in December. Over 60 people attended the adult holiday party at the Lokken home. Reports were that the neighbors enjoyed the opportunity to interact. The children's caroling party was also a great success in spite of the low temperature. The party began at Mrs. Neighbors' house and ended at the Kahn's. The Social Committee deserves our thanks for the work they did.

The Board adjourned after the 3 hour evening meeting.

Maureen Lokken  
WMHA Secretary