

Minute HOA Meeting March 19,2019

Call for Order 6:00 pm

We made a count of homes to make sure we had enough votes for the 2019 expense sign off but we will move the vote for next meeting since we only had representation for 36 homes.

Troy Nelson introduced the board (himself as president, Jamie Vaughn as treasurer, Monica L Hagen as secretary, Karen Skelton as member at large, and Helen Jones as member at large)

Troy Nelson explained the incorporation completion process and adoption of bylaws. The bylaws are fairly generic and we can change them as needed. These are a starting point. We stressed the importance of reading this document which is located in our website: <https://wyndchasehoa.org/2018/11/01/adoption-of-bylaws/>

Troy went through the Financial Reviews. First, we talked about the expenses we had in 2018 (copy attached). We answered a question from a neighbor regarding all the lawyer's fees which reads:

Dinkelspiel - \$2,610 (Attendance to last year's meeting and incorporation docs)
Kizer Bonds – \$1,673 (Liens)
Rainey Kizer - \$ 1,136 (Liens & Litigation of Case)
Teel Maloney - \$ 971 (Liens)

Same Law Firm

We also talked about overdues and the 6 liens already on place to homeowners who owe more than \$1000. Explained how a lien would allow us to recover delinquent dues and any legal fee related to that specific home when it is to be sold.

One neighbor asked to add more specific information about what the dues are in the next letter (they mentioned in the past, a statement was sent to each homeowner) We will close this open item next week by sending statements to those neighbors who haven't paid dues. We clarified that dues are \$120 but if they are paid before April 30th a discount of \$20 is taken off. WE DID NOT CHANGE THE AMOUNT FOR DUES, THEY ARE THE SAME FROM LAST YEAR.

Jamie Vaughn shared the "new" condensed covenants and asked neighbors to read in order to vote on the consolidation next meeting. (Pending to add the newest condensed covenants to website, which will be completed the following week) We have 17 different sections of covenants and 80% of them are the same. We want to consolidate for our neighborhood follows the same document and adapt to the growing family friendly neighborhood of Wyndchase. We will review the voting % to be able to make this happens.

Jamie Vaughn continued with our plan to bring the neighborhood together with social activities. We have two social events planned (one end of spring and another one in the fall) which have been proposed in the 2019 budget. We invited neighbors to participate in our organizing committees.

Jamie Vaugh wrapped up by letting neighbors know that we've talked to AT&T, responsible for the damages caused in some homes and want to come back and make sure they fix up all the homes involved. We collected only two names and addresses of the affected neighbors to pass along. If any other neighbor was affected please email us.

Suggestions from Homeowners

Concerns about loud dogs. We suggested to talk to their neighbors as we have no control over pets.

Concerns about Pergolas and other structures being built without approvals from the Board. We suggested to let us know as soon as you see/know somebody is starting construction of any kind so we can follow up and make sure they stop and submit a request.

No Solicitation Sign to be added at our entrance

Make a list of rental homeowners to contact them directly

Call city council to add a "dead end" sign at the end of Stornoway Dr.

Talk to builder (Bill Hall) about the Wyndchase home to make sure they comply with covenants, submit an architectural request and involve lawyer if they are not up to spec.

We finished the meeting letting homeowners know that we would have a board member voting coming soon as well as budget and condensed covenants. We couldn't have an election this meeting since (by bylaws) we had to announce it 60 prior the meeting.

Meeting Ad Journ 7 pm

2018 Actual Expenses

CR/DR DR

Sum of Amount	Column Labels	50% Mail box project	Front Sign	Insurance	Landscape	Landscape repair	Lawyer	Supplies	Utility	Web Design	Misc	Grand Total	
	Row Labels												
	Crafts		(105)									(105)	
	Dinkelspiel						(2,140)					(2,140)	
	Insurance											(6,000)	
	Iron Designs											(6,000)	
	JEA											(75)	
	Kizer Bonds											(10,499)	
	Morris Outdoor											(150)	
	Quality Fencing											(1,136)	
	Rainey Kizer											(1,252)	
	Roe Graphics											(971)	
	Teel Maroney											(947)	
	Administrative											(24)	
	Misc											(24)	
	Grand Total		(6,000)	(105)	(2,140)	(9,909)	(740)	(4,792)	(947)	(1,673)	(1,252)	(24)	(27,582)

2019 Proposed Budget

6,000	150	2,200	10,000	750	2,000	1,000	1,700	1,300	1,000	26,100
		Lots	Vot collected				Dues			29,700
		305	8	3%	97%			Budget Surplus		3,600

2018 Cash Flow

Opening Balance		\$	44,337	
Deposits				
	Dues**	\$	29,149	
	Reimbursement	\$	140	
	Interest Earned	\$	79	\$ 29,368
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Total Cash		\$	73,705	
Expenses				
	Misc Expenses	\$	(24,231)	
	Jea Utility	\$	(1,673)	\$ (25,904)
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Closing balance	12/31/2018	\$	47,801	
Simmons Bank	12/31/2018	\$	47,803	
		\$	2	Unreconciled

		Not			
**	Lots	collected			
	305	8	3%	97%	

WYNDCHASE HOA ANNUAL MEETING March 19, 2019

NAME	ADDRESS	EMAIL	COMMITTEE
Thomas Hutchins	7 Moss Brook Cv. Tomahatchee	hutchins@bellsouth.com	
Karen Skelton	221 Greendale	KCS1967@comcast.net	
NIEN NGUYEN	15 DAVENPORT CIRCLE	NIENN@YAHOO.COM	
Jamie Vaughn	119 Greendale		ARB
MARRY CAMEAN	341 STORMAWAY DR	45ACP@CAMEAN.US	
Stacy McCann	57 Greendale	KMECANN@eplus.net	
DAVE KLYN	52 CROSS POINTE		
Barbara Mastfield	57 Stormaway Dr	abblythe@hotmail.com	
Linda Haddad	79 Greendale		
Stephanie Bingham	48 Grovemont Cv	bingy0425@gmail.com	
Stan Bone	35 Cross Pointe		
Beverly Absher-Bone	" "	absherbone@gmail.com	
Herman Hutchins	18 Moss Branch Cv		
Peter Livelli	80 LANCASTER CV	plivelli55@gmail.com	
Grita Benton	95 Nottingham Dr	gbenton85@gmail.com	
Ricky Phillips	84 Greendale Dr	rphillips@eplus.net	
MARCO + JAYME LASER	65 Moss Branch Cv	jaymelaser@gmail.com	
Martha Underwood	51 Cross Pointe Dr	mgriffin1961@yahoo.com	
Phil Bryant	40 DARLINGTON	PHILCBRYANT@gmail.com	
Carolyn Stewart	17 Hollersworth	rbstewart2@aol.com	
Sandra DeBorja	21 Bellcrest	sjp2jcd@aol.com	
John Byler	39 Dawngate Cv	jbyler@eplus.net	
Mike Balins	190 Greendale Dr.	streetdaci@gmail.com	
DAVE/BERNIE Woods	107 WYNCHASK	dbwoods@provide.net	
Rob Kirts	39 Grovemont	rkirts65@gmail.com	
Paul/Jenny Raudlett	103 Greendale	phraudlett@liberty.edu	
George Gump	20 Bellcrest Cv		
KEN SCHREINER	80 STORMAWAY DR	KSCHREINER@AOL.COM	
Traci Walker	11 Wynchaska	traciwalker91@gmail.com	
Bob Carolyn Allen	222 Greendale	robertchaseallen@verizon.net	
Derrill Springfield	26 Nottingham Dr	derrill@gmail.com	
David Kuhl	5 Pemberton Circle	onefannedmd@gmail.com	
David Kuhl	49 Stormaway Drive	dkuhlmd@aol.com	
Stephanie Riley	286 Stormaway	stephanieriley@gmail.com	
Troy Nelson	24 GROVEMONT CV		
35 Monica Lopez	10 Meddleton		

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