

Wynnefield Hunt Maintenance Association
Annual Meeting
June 7, 2011

The Wynnefield Hunt Annual Meeting was held on June 7, 2011 at the Red Lion United Methodist Church fellowship hall on Church Road. The meeting was called to order at 7pm by Melinda Branch, President. In attendance from the board were George Bowersox IV, Vice President; Dawn Loveless, Treasurer; Veronica Bullock, Executive Secretary; Ann Jeuell, Financial Secretary; Sam Branch, George Bowersox III and Simon Bayne, Board Memebers.

Melinda started the meeting by having Veronica Bullock read the minutes from the Mid Year Meeting on December 7, 2010.

Melinda then introduced Officer Jerrian Blythe from the NCC Police. She did a report for calls of service for our community from January 1st – present day. There were 46. Most were alarms – please be aware of alarms going off. 1 Criminal mischief, 1 theft from vehicle, 1 trespass – vacant home in Wynnefield circle 17 teens were arrested that night. 16 traffic sitations, 6 warnings. Please lock all your doors and windows. Officer Blythe gave everyone her card and asked if anyone had any concerns.

Next is the treasurer's report – Dawn covered her report that was provided to everyone from the beginning balance to the ending balance. We just had the entire play area re-mulched, we received the snow reimbursement from the state. We saved \$9615.84. A homeowner asked about the salting because it seems like the snow/ice never melts. Melinda covered that concern and how we approached the salting from Dave's. We let Dave know when we needed salt. Melinda emphasized the board's job at saving money. Another homeowner brought up the contractor and how they tore up the mail boxes, curbs and drove like "cowboys". Melinda addressed the heavy snow and Dave's contract. We do have options for contracts in 2012. Another homeowner brought up the snow being plowed onto the sidewalks. Where can we put the snow? If we ask them to completely remove it then we are going to be paying for it.

The budget was put up for approval by the homeowners. The budget was approved.

Next item was updates. Melinda let everyone know we are finally going to be getting a sign and passed around what it is going to look like. It will be 2 sided with reflective lettering so it can be seen. We will be landscaping around the sign and maintaining the grass around it. You should be seeing the sign within the next 2-3 weeks.

Maintenance dues – At last year's meeting the dues were proposed to go up to \$225. We approved for them to change \$175.00. We want to try to lower the dues for this year. Melinda covered each option for the dues and the possibilities of reducing them. We have to keep in mind that we have to keep a positive balance because of the wet pond. We are going to set up an escrow account to put money aside to fix the pond if anything were to ever happen. We will put half the surplus money into that account.

Vote for dues change was taken and the dues were approved to lower to \$170.00 for 2012. Majority rules.

WHMA phone number – We will have a new phone number to reach the maintenance association and this number will be placed on the dues notice when it comes out. The dues will be due on August 31, 2011. If anyone has any problems with making payment please email financial secretary.

Deed Restrictions – Committee update – Melinda reminded everyone that 2/3's of neighbors have to agree to change. Bryan Fromal volunteered for this committee and put out a survey to the community. 95% of our community is in violation of a deed restriction in on way or another. Robino didn't come up with the restrictions until phase 1 or 2 were done. We the board haven't received one written complaint from any homeowners. Bryan sent the board an email on the responses he received, 2 options for fence changes and we will discuss the options as a board.

Some homeowners brought up the 1st two streets not being required to follow the deed restrictions.

We had to remind everyone that dues and restrictions are two separate issues. Melinda covered our proposal to make multiple deed restriction changes all at one time.

Melinda asked everyone to use the community web site. Kent is going to post a copy of the current deed restrictions for everyone to view.

Community yard sale will be on June 25, 2011 from 7am – 1pm. We will put it on web sites (craigs list, yard sale finder).

Civic Association update – we proposed to form a civic association. This has to operate separately from the maintenance association. Kent and Candice Wannamaker had volunteered for this committee. Kent informed everyone that they have decided to put their house up for sale. He will still operate the website for us and do Biker Clause.

No one volunteered for the Civic Association so we will put that item on the back burner for now.

New Board nominations – All current board members are willing to stay. Melinda asked if any of the homeowners in attendance would like to join the board. One homeowner volunteered – Brahin Riley at 210 Somerton Court.

Arlene proposed to hold quarterly meetings. We will discuss this proposal at our monthly meeting.

It was asked what happens when the deed restrictions expire in 2015? We have to keep some kind of deed restriction.

The meeting was adjourned at 8:45 pm. Minutes respectfully submitted by Veronica Bullock.

Next meeting is Tuesday July 5, 2011 at Melinda's house, 176 Wynnefield Road.