

# Minutes of WMHA Board of Directors Meeting Oct, 7 2009

The WMHA Board of Directors met at the Lokken home for the monthly meeting on Wednesday October 7, 2009. In attendance were Bill Lokken, Jon Holland, Ken Helton, Kathy Leslie and Maureen Lokken. In addition to all the Directors, Harry Durgin, ARC Chair and Jim Williams, one of the greybeards were also in attendance. Kim Holland also attended.

Bill Lokken opened meeting with Agenda as follows:

- **Board business**
  - **Financial status-monthly expenditures-budget performance**
  - **Payment for video system**
  - **Social planning**
  - **Sidewalks**
  - **Sign policy**
  - **Annual meeting planning**
  - **HSV Utilities Lot status**
  - **Plaque status**
  - **Video system status**
    - **Security Committee**
  - **Trash management progress**
  - **Lot maintenance**
  - **Vacant lot cutting**
  - **Mountain landscaping**
  - **Construction**
  - **Directory**
  - **Other News**

Bill Lokken commented on the agenda item **Annual meeting** planning –no chart prepared for discussion and briefly commented that February, 2010 could be considered and discussion was put off to a later meeting.

## **Financial status-monthly expenditures-budget performance**

Bill reviewed the budget versus actual expenditures to date and the remaining budget for the year. A budget underrun is projected.

## **Social planning**

Kim Holland presented the Social Committee planning status:

Chili Cook-off planned for Oct 29, with a planned meeting in Oct to finalize the Christmas Party and Caroling event.

## **Sidewalks**

Harry presented Lots with open requirement as follows:

Lots 3-6, 11, 21 (9 ft section), 25, 51 (along Springhouse), 52 east ½ only), 62, 78 (40 ft constr entrance only), 81, 82, 85, 95, 96, 102 (west ½ only), 120

- Jan Smith, Lot 82, has agreed to install a sidewalk on her lot
- Lot 2 added sidewalk (also Lot 121 which wasn't required but is appreciated)
- Mrs. Neighbors will put full sidewalk on Lot 51. She may build a house on that lot and wants to wait until house is built (or wait until Feb 2010 for house building decision....may sell current house to relative).

Harry took action to check with City about Developers Bond status and then Bill would get back with Ms Neighbors question about waiting until Feb 2010.

### **Payment for video system**

Discussion centered on the collection from resident owning 2 lots. Action was taken by Bill to follow up with the City Planning department for the replat process and send the web site and the City phone # to the resident.

### **Sign policy**

Harry Durgin presented a suggested policy for the Board's review and suggested presenting to the HOA for approval after Board's review... A brief discussion was held on a rewrite of the HOA policy and the Board members agreed to review. Discussion centered on whether we should relax the current HOA By laws requirements and move toward the City rules. There were pros and cons for each.

**HSV Utilities Lot status was** presented by Bill.

Little movement on the past 6 months, water meters were added to both lots and cement driveway was installed. Contact made by email ...no results

Decision made to do all the following:

- Try direct contact again- Bill/Dwayne
- Contact City Councilman- Bill will ask Bob Gundy
- Contact HSV Utilities upper management Bill/Dwayne
- Contact Bill Yell...HSV Until Public relations manager Bill/Dwayne

### **Plaque status**

Plaque was installed but some "tweaking" still required to match up with the older existing plaque, scheduled for Oct 8.

### **Video system status**

Bill reported system installation completed and working. Next steps are:

Develop instructions for WM resident viewing through cameras on home PC's

Contact police to establish process for providing vehicle information

Develop process for capturing video (hardcopy, email file, CD video)

Establish a Security Committee to operate video system and support police

Bill noted that administrators need to be assigned other than Bill and Jon Holland volunteered.

**Trash management progress** Some bags set out early picked up by WMHA and Emails sent to several residents who put bags and branches out early .Early trash put in street has declined significantly The City rules were discussed again .

## **Lot maintenance**

Most complaints concern 3 lots, 1 letter sent to one resident and improvements are being made. Difficult to specify infractions for one of the resident's lots. But action was taken by Bill to address the visible trash cans and other debris.

## **Vacant lot cutting**

Some owners have cut their lots. Other lots have been cut by volunteers; expect this mixture of owner/volunteer cutting will continue

## **Mountain landscaping**

Pansies will be planted...need to decide color Also need to check on landscape transition plan for other possible perennial plantings. Can plant Oak Leaf Hydrangeas behind big grass on Springhouse

## **Construction status as follows**

- Active construction
  - Lot 11 (Rawlinson)
  - Lot 25 (Lambert) – completion promised by the Holidays
  - Lot 57 (Jampala) – nearing completion
  - Lot 79 (Childs) – a year away?
- Planned construction
  - Lot 51 (Mrs. Neighbors) – early decision process
  - Lot 56 (Gibson) – uncertain
  - Lots 98, 99 (Hinson) – delayed
  - Lot 124 (Little) – Spring start

**Directory Bill** reported an update hopefully soon

## **Other News**

Bill and Maureen reported on a meeting they attended as follows:

- South Huntsville Civic Association formed
  - It is a PAC opposing HSV Housing Authority relocating public housing to South Huntsville. Apartment buildings AND private homes being purchased for low-income relocations
  - Also opposed to establishing an Early Release facility in S. HSV for prisoners (30 people)
  - School overcrowding due to transfers w/o funding and added security is an issue
- Neighborhood Watch is active and no longer requires citizen patrols...mainly involves watchfulness, neighborhood networking and individual reporting

The meeting was adjourned.

Maureen Lokken

WMHA Secretary