

# Minutes of WMHA Board of Directors Meeting March 04, 2009

The WMHA Board of Directors met at the Lokken home for the monthly meeting on Wednesday March 04, 2009. All 5 directors were in attendance, Bill Lokken, Jon Holland, Kathy Leslie, Ken Helton and Maureen Lokken plus Architectural Committee Chair, Harry Durgin

## The agenda was as follows:

- Board business
  - Bill Lokken – minutes of last meeting
  - Jon Holland – Bylaws, voting by email
  - Kathy Leslie – status of annual dues collections
  - Maureen Lokken - lot ownership changes, activity status
- Special Topics
  - Harry Durgin – ARC status
  - Bill Lokken – Landscape status
  - Bill Lokken – Video system status
- Summary and wrap-up

Bill Lokken, President, opened the meeting with a brief overview of long term issues revisited:

- 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

Jon Holland, Vice-President, led the discussion on the legality of voting by email (anticipating a vote on the video security system) A decision was reached to conduct a vote with ballots sent via e-mail and residents would sign a hardcopy and return ballots to the Association.

Kathy Leslie, Treasurer, reported the current bank balance. The Treasurer also reported as of the meeting, 78 lot owners/residents had paid the annual association dues. 24 lots were delinquent as of March 4. The Board agreed to create a standardized invoice for next year and to further discuss the use of a late fee after a review of the By-Laws.

Maureen Lokken, Sec reported buyer for Lot 126 (Ben Neighbors spec house) Michael & Kelly Mize and the sale of Lots 98 & 99 on Ashe. Buyers are Bob and Chris Hinson who plan to start building on both lots this year. The dues collection reflected the sale of lot 120 on Springhouse from Wayne Parker to Dr Larry Bundrick.

Architectural Committee Chairman, Harry Durgin gave the status as follows:

Lot 11 (Rawlinson)

- Plans approved

Lot 56 (Gibson)

- Continued plans unknown Permit has expired

Lot 57 (Jampala)

- Construction appears to have stopped. Bill Lokken took the action to send the builder an E mail

Lot 126 (Neighbors)

Approval has not been given however house has sold... The Board agreed to send ( and has since sent) a registered ltr to the builder admonishing the builder and asked if the builder builds on the adjacent lot, to follow all the Association rules and get step by step approval from the Architectural Committee.

Landscape Committee (Ken Helton) report was jointly given by Ken and Bill.

Discussions included:

Plan for HSV Utilities Lots on Ashe Drive

Plan for HSV Utilities Lot on Springhouse

New Plaque for West Column

Dwayne Duke obtained name of company that manufactured the original plaque from Ben Walker. Dealer is Civil Solutions, Mike Donnelly. Installed price is \$3,375. Maureen took the action to ask resident David Cazalos if his Business, Dixie Metalcraft, did this type of work. (Since called and David does not do castings)

Bill gave a status for Bob Gundy, who could not attend to give status of his work with the City.

Drain cleaning - Done

Traffic light at Airport Road – constant pressure

- City installed traffic counter for a week to gather data for a light – workers felt approval is a long shot

WM road surface repairs

Rainwater on Airport Road hydroplaning danger

One berm failure fixed

- Second failure discovered and will be repaired
- Root cause is drainage ditch behind Cazalos' house is filling with debris
- Remove "Roadwork Ahead" sign – Done

Bill reported that Kim Holland, Social Chair was holding a meeting within a week for the May Social planning.

The remainder of the meeting was dedicated and focused to **2009 Crime on the Mountain**

Bill Lokken then presented the status of his research and investigation into a Security Video system.

He presented all the pertinent data and the Board agreed to the following:

Bill would continue to refine the cost data, working with Sharp Communication and the technical quality with real-time tests of the cameras. (Since the meeting, the test was run and a new tag camera selected because the less expensive camera could not see tags at night. Costs were refined. The total set of video system data was sent to the owners for comment.)

Bill would update the residents of the Board's recommendation to implement a video security system. Give an overview of the system, give a timeline for the residents voting and explain the voting process. The board agreed to recommend a one time cost assessment to cover the initial cost and installation.

Kathy will check with the existing Insurance Provider to see if insurance for the video system can be covered and if so get a quote.

The Board adjourned after the 2 hour evening meeting

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Maureen Lokken  
WMHA Secretary