

Wolf Hollow Home Owners Association

Meeting Notes

April 18, 2017
700 pm

Type of Meeting: Board Meeting

Attendees: Matt Greuel, Chad Coogan, Greg Goke

Absent: Ken Turba

I. Call to order – 7:06 PM

II. Old Business

a) Prior meeting minutes approval: approved via email

Reviewed items from previous meeting minutes and ensured all concerns were addressed. None to be noted.

III. New Business

a) Financial review: all

Reviewed finances from March. No outliers or issues were observed.

b) Delinquent dues: all

There were several observed instances with either incorrect assessments or overdue payments.

- It was noted that the duplex lots were not being billed at the proscribed \$200 per lot annually
 - Greg will reach out to Jill and get this changed.
- With respect to issuing Liens, the threshold number is \$300. In terms of duplex lots, we will wait 2 years before initiating proceedings. In terms of single-family lots, we will wait 3 years before initiating proceedings.
 - The Hess lot will have a second Lien established. Greg will talk to Jill regarding this action.
 - All other lots that have past due assessments will be issued a reminder letter. Greg will coordinate these actions with Jill.

c) Covenant compliance issues and letters sent next step?: all

There were no formal complaint forms to discuss.

- We have received some comments about construction materials sitting in the driveway of a house in Grosebeak Glen. The concern is that these materials have been sitting there for so long, are an eyesore, and in non-compliance with the building permit completion clause of 3.17.
 - Greg will send a letter to them asking for cleanup

We did receive some questions regarding specifics, such as the mailbox requirements.

- Matt will contact TOH to see if we can obtain their supplier contact to inquire about pricing
- As a board, for the July meeting, we will need to look into resources that will be used to install mailboxes for the deadline (assuming there are people not in compliance).
- As a board, we will need to agree upon a remediation procedure as deadline approaches for mailboxes.

d) Annual Meeting Date & Agenda: all

We are targeting the 16th of May for the meeting date. Earlier than that is just not feasible.

- Greg will work with Jill to reserve the meeting location, create an agenda, and send out the packet to homeowners via US Mail.

e) New Board Member Election: all

We have been operating with 4 board members for a while and recognizing this is a less than ideal number are opening up for election.

Greg initiated a motion to amend article 4.1 to increase the board membership from a hard number of 3 to 5 positions. Matt seconded this and the resolution passed 3-0 with 1 absent.

f) Fall Party Planning: all

After the success of last year's party, we agreed to do it once more with the same basic plan. We will ask for volunteers at the annual meeting as committee members. We are targeting September 9th for the party.

IV. Future Business

a) Next Meeting Date

V. Adjournment – 8:05 PM