

Wolf Hollow Home Owners Association

Meeting Notes

May 12, 2020

700 pm

Type of Meeting: Board Meeting

Attendees: Emily, Greg, Matt, Kelly

I. Call to order – 7:00

II. Old Business

a) Prior meeting minutes approval: approved via email

a. Open ACTIONS

i. None Discussed.

III. New Business

1. Financial review:

a. Due to meeting being held 1 week early, we don't have the newest financials.

b. Greg will ask Elite for the newest records

2. Delinquency Notices:

a. D835035-3, Wolf Hollow address XXXX

i. Late last week, received email from Elite via attorney recommending foreclosure on this property. Balance is in excess of \$2,500 owed and homeowner has not reach out to the board or the property management company

ii. Due to Wisconsin statute of limitations, the debt would be erased after a period of time.

iii. Discussion in regards to our fiduciary for the neighborhood, agreed that foreclosure is the best route.

- iv. A motion was made to move (by Greg) forward with foreclosure per the attorney recommendation. A second was made (Matt).
- v. No further discussion was undertaken and a roll call vote was made:
 - 1. Kelly – Aye, Emily – Aye, Matt – Aye, Greg – Aye
 - 2. Motion carries 4-0
- vi. Greg will facilitate the contact to begin the process

b. Delinquency for lot 58 - \$300 past due (3 years)

- i. Per our guidelines, we will act once a \$300 balance is reached.
- ii. Greg is going to create a letter to ask the homeowner to acknowledge / come up with agreement to pay by End of June 2020.
- iii. If this contact and agreement cannot be reached, we will proceed with a parcel lien.

3. Annual Meeting

- a. Due to COVID-19, we were unable to hold our annual meeting in May.
- b. Discussion was undertaken as to have a virtual meeting. Given the poor turn out (less than 10% of properties represented), and the difficulty of coordinating this, we have elected to push the meeting back to later in the year.
- c. Tentatively, we are projecting a meeting in September – COVID allowing

4. Fall Festival

- a. We are in a holding pattern due to COVID-19 (also all parks are indefinitely closed)
- b. We will revisit the topic later in the year, but we will likely forgo the fall festival in 2020.

5. Covenant violations

- a. Lot 341 was reported to have a boat sitting (not in a trailer) in the driveway for several weeks.
 - i. Greg will be sending a friendly reminder that it is against the HOA covenants and ask for compliance in correcting the issue
- b. Lot 101 had several reports regarding violations of covenants (and ordinances)
 - i. Owners are storing (4) cars in the driveway (limit of 2)
 - ii. Owners are reported to have substantially more domestic pets than allowed (up to 7 ILO 2 allowed by covenants, or 3 by Windsor ordinance)
 - iii. Owner has erected a freestanding chain-link kennel in the back – chain-link and kennels are not permitted
 - iv. Matt will create a letter for the above 3 issues as related to the HOA covenants. This letter will ask for compliance by end of month
 - v. Greg will file a complaint with the village on behalf of the neighborhood and board.

6. Officer election

- a. Greg was nominated by Matt to continue as president of the Board.
Motion carried 4-0
- b. Emily was nominated by Kelly to assume the role of VP of the board.
Motion carried 4-0
- c. Matt was nominated by Greg to continue as secretary of the Board.
Motion carried 4-0
- d. Kelly was nominated by Emily to assume the role of treasurer of the Board.
Motion carried 4-0

IV. Future Business

- a) Next Meeting Date – June 2020

V. Adjournment – 7:36 PM