

**MINUTES**  
**WILDFLOWER RIDGE HOMEOWNERS ASSOCIATION, INC.**  
**HOMEOWNER'S MEETING**  
**May 20, 2015**

**Board of Directors Present:**

Saul Roberts  
Jim Hughes  
Al Uchima

**Others Present:**

Heather Field, Community Manager  
Jill Dunleavy, Community Manager

**I. Call To Order:**

The meeting was called to order at 6:02 PM by Saul Roberts, and was held at the Knights of Columbus located at 108 W. Stephens St., Martinsburg, WV.

**II. Approval of Minutes:**

There were no minutes to approve.

**III. Action/Discussion Items:**

- A. The current financials were discussed, including the results of the recent "amnesty" program for delinquent accounts. 18 accounts were paid and 6 are in payment plans. Receivables are still too large.
- B. Some concern that new owners are responsible for old owner's unpaid HOA fees. Heather explained that they are not. We start billing from first day of ownership.
- C. Discussed the audit and agreed that such an audit should be conducted annually, as required by the governing documents. Some objections raised due to cost.
- D. Discussed a neighborhood watch program and developing a better relationship with local law enforcement.
- E. Discussed having a police presence in the neighborhood on Halloween. (Police Reserve)
- F. Discussed high percentage of renters. Subletting is not allowed.

**IV. Open Forum:**

- A. HOA fees are too high
- B. Self-managed vs. Clagett – risk of money going missing is higher when self-managed.
- C. Community basketball court wanted by some owners
- D. Community beautification – grade dirt piles, walkway around pond, CommuniTree, neighborhood cleanup day, flowers at monument sign.
- E. Community yard sale – tentatively scheduled for Aug. 15, 2015
- F. Non-residents park at entrance and leave trash. Discussed possible ways to deter this – boulders, chains, trees.

**V. Vote in New Board Members:**

Two new members were elected to the Board of Directors:

**Emily McDonald and Mel Rockenbaugh**

**VI. Adjournment:**

There being no further business, the meeting was adjourned at 7:10 PM.

*Minutes submitted by Jill Dunleavy.*