

MINUTES
WILDFLOWER RIDGE HOMEOWNERS' ASSOCIATION, INC.
HOMEOWNER'S MEETING
June 27, 2024

Board of Directors:

Delia Plowden, President
Brandi MacDonald, Secretary
Mike Showe-Member At Large-Absent

Others Present:

Melody Rockenbaugh, Community Manager
Angela Thurber, Community Manager

Homeowner's Present:

Mike Faulkner – Jupiter Ct
Anthony & Katorah Aaron -- Moonlight Ln

I. Call To Order:

The meeting was called to order at 6:00 PM by Delia Plowden and was held in person-and via conference call from The Knights of Columbus located at 108 W Stephen St., Martinsburg, WV. Three homeowners were present, and no homeowners attended virtually.

II. Verification of Notice:

Notice of Annual Meeting was mailed via USPS to all homeowners on May 18, 2024, and posted on website.

III. Approval of 2023 Annual Meeting Minutes:

The Annual Meeting minutes were previously distributed to BOD members and therefore the reading of the minutes was waived.

IV. Financial Report:

Melody Rockenbaugh presented financial status and answered questions.

V. Review Updates in Spring/Summer Newsletter: Delia Plowden Reviewed the following Updates:

a. Culverts and Easement Area

Remember to keep your culverts and easements clear of debris, weeds and grass. The HOA has spent multiple thousands of dollars with Triad Engineering to conduct studies of water flows. Triad Engineering provided us with their assessment and a list of corrective measures that needed to be completed. As of today many of those measures have been completed, which is great; however the project is ongoing and the Board of Directors will continue to work with the Management Company to address areas of concern. Those areas will continue to be categorized by importance and budget. Due to inflation it's more than likely that the remainder SWM projects will cost more than originally quoted. A question was asked about the ownership of the sewer pipes and the sewer pipes are the responsibility of the county, not the HOA.

b. Speed Limit Reminder

Speeding is still an issue within development, and we would like to remind everyone to slow down. There are several children within our community. In 2023 the HOA added reflectors to all of the stop signs, this was to help to make the stop signs more visual when approaching at night. A few extra stop signs and speed limit signs were also added as well. Please remember the speed limit in the development is 20 MPH.

c. Home Value(s) and Curb Appeal

To maintain increased home values and show pride within our development we would like to remind homeowners of the importance of maintaining their properties and to adhere to the Bylaws and Covenants for WFR. Please remember to adhere to the Bylaws which can be found on the HOA's website. Progressive Bookkeepers will continue to do regular inspections and we would like to thank those in advance who comply with the violation letters by providing us with a status update and who also do regular maintenance on their properties. Please don't take offense to receiving a letter; we do these to inform you of violations. If you have any issues or questions, please contact Progressive Bookkeepers, If you need more time to correct the violation (s) reach out to them and let them know. Home values continue to stay strong and will continue as long as we all do our part.

Bus Stop Shelters

Due to the work that has been done surrounding the easements and storm water management, we are not able to accommodate bus stop shelters, we need to ensure that we keep the easements clear of debris, grass, weeds, and structures.

d. Playground

Zoning continues to be an obstacle for playgrounds, the HOA is still working on trying to get something but there is no guarantee that we will be able to. As a reminder, some of the clear areas that you see are easement areas that are the responsibility of the electric company. There would also be a safety risk to putting some equipment under or around the power lines.

e. **Collection Process**

Homeowners are encouraged to review the HOA's website www.wildfloweridgehoa.com to find all the governing documents for the community concerning assessment collection as well as other important information and updates. The Declaration of Covenant was retyped and made a more readable document which has been posted along with the original on the HOA website.

Board Members

We still have vacancies on the Board of Directors, we have a couple of vacancies, and you can find the appropriate forms and more information regarding the HOA on the HOA website www.wildfloweridgehoa.com. Please consider helping to make a difference in your community.

VI. Election of New Board Members:

We received one nomination form in the mail and another during the meeting. Both nomination forms were reviewed. Delia Plowden Board President officially nominated Mike Faulker as Vice President and Anthony Aaron as Treasurer with Brandi McDonald seconding that motion. We welcome both Mike and Anthony to the Wildflower Ridge HOA Board and feel confident they both bring experience and will be an asset to WFR and its community.

VII. Open Forum:

a. **Facebook Page**

The Wildflower Ridge Facebook page is not managed or maintained by the HOA, the Board of Directors, or the Management Company. This is a personal homeowner's run page in which neither the Board nor the Managing Company (Progressive Bookkeepers) addresses concerns. For all Formal updates and concerns please use the Wildflower Ridge HOA website. www.wildfloweridgehoa.com

b. **Road Lines on Universe**

There used to be a road line at the entrance on Universe Drive but when the roads were redone last year that line was not replaced. Another suggestion to add lines in the middle of the road; but these have never been done and can be costly. The Board will review options for lines.

VIII. Adjournment:

There being no further business, the meeting was adjourned at 6:45 pm by Delia Plowden.

Minutes submitted by Angela Thurber.