# Wexford Village Homes Association

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Board of Directors Meeting Minutes | | Tuesday January 7th, 2020, 7:00 pm | | High Point Church, Room 153 | |
| Attendees | | | | | |
| Dick Ihlenfeld, President | Ken Schmidt | | Paul Stang, Treasurer | | Troy Dreyer, Secretary |
| Jim Rather | ~~S~~tephanie Farnia | | ~~John Guequierre~~ (absent) | | Darrin Pope |
| Jaye Barbeau | Steve/~~Elizabeth~~ Ackermann | |  | |  |

**Call to order and determination of quorum**

**Resignation of Sally Drew from Board**

* Need for a Vice President & member of Covenants Committee
* Need another person to be able to double-sign checks

**Meeting Notes and Follow-Up**

**Discussion of Dick’s continued service as President**

* Upon Matt’s departure from Board, Dick had agreed to again serve as President until 31 DEC 19 to get through Annual Meeting & Annual Dues mailing
* Dick willing to serve until 31 MAR 2020 or until someone else wants the job

**Meeting Notes and Follow-Up**

**Report on 2019 Annual Meeting**

* Two speakers from Madison West District Police Station CAPT Patton and LT Patterson
* Meeting well attended – approximately 85 people
* Sally reports “no response” to proposal for **Wexford Village *Greenspace Advisory Committee***

**Meeting Notes and Follow-Up**

**New Website status (Jaye)**

* New web page presented at Annual Meeting WEXFORDVILLAGEHOMES ASSOCIATION.ORG
* Cost?? Who is hosting?? What needs to be done to **flesh it out??**

**Meeting Notes and Follow-Up**

* **Only $12**

**Meeting & Event dates for 2020**

* All firmed up with High Point Church except for Annual Meeting date
* Can have **Tue 1 DEC** but not Wed 2 DEC; have asked about Mon 16th, Wed 18th and Thur 19th of November

**Meeting Notes and Follow-Up**

**Report on Annual Dues Letter mailing**

* 736 assessments mailed out on JAN 1st – 3rd.
* Thanks to Paul, Jaye, Ken, Sally, Jaye, Jim for helping & Troy, Stephanie and John for offering to help
* Of note: 82 demographic datasheets indicate “do not include in Directory” = 11.2% of properties
* Most are single women in Saukdale & High Point Gardens and also all owners of rental duplexes
* Troy & Dick made several modifications to Quail Ridge letter to emphasize **“suggested donation”**

**Proposal by Jaye & Troy for new Dues Receipt documentation form**

**Meeting Notes and Follow-Up**

**Review & approve Minutes of November 2019 meeting**

**Meeting Notes and Follow-Up**

* **Need to do next month**

**Review & approve November & December 2019 Financial Statements**

**Meeting Notes and Follow-Up**

**Approval for donation to High Point church for use of their meeting rooms all year**

* Suggest $200 as we’ve done the past several years

**Meeting Notes and Follow-Up**

* Motion by Ken to give 200, 2nd by Darrin. All accept.

**Non-ownership of four parcels never transferred from Voss to Wexford**

* Lots #73, 74, 75, 76 (BoothBay Circle & Norwalk circle areas & two walking paths)
* Have been in contact w/ Dick Hanzel, former colleague of Attorney Voss (Developer)
* Successor Trustee ?? to Robert Voss (now deceased)
* May own by “eminent domain” since we’ve been maintaining them for many years

Meeting Notes and Follow-Up

* We are maintaining the circles already
* Not likely any eminent domain

**Update on TDS fiberoptic internet contract & project**

* USIC crews marked underground utility cables along pathways in areas west of N. Westfield Road
* Horizontal drilling & trenching underway
* Project well ahead of schedule due to mild weather

**Meeting Notes and Follow-Up**

* No significant damage done to date

**Discussion & Approval of 2020 Budget**

* Owe $1774 to PKK and $2883 to Boley for 2019 services
* Have to replace Pole #34 in Lot 400 in Spring = cost probably $800 - $900
* Ken Nordlund requests reimbursement for **$50 burn permit fee** for Lot 400
* Ken asks for cut down/removal of two diseased Ash trees in NW corner of Lot 400

**Meeting Notes and Follow-Up**

**Monthly Bank Account statements now being forwarded by Treasurer to President & Vice-President**

**Meeting Notes and Follow-Up**

**Update on Trees and tree Cutting**

* Boley contract update ( 2 of 4 areas completed) hope to complete final 2 IN 2020; then will invoice
* Tree behind 1018 N Westfield (Ken & Dick to tackle in Spring 2020)
* Tentative list of trees to be cut in 2020 – 2 Ash trees in Lot 400; 2 trees on N Strathfield Cir; 2 at W end of Saukdale berm

**Meeting Notes and Follow-Up**

**Path Light Status & Lamp Head Replacement program**

* Pole #103A knocked down by City of Madison work crew; we were fully reimbursed
* New pole installed and functioning
* Path light review (day & night)was conducted Oct 31st and report sent to PKK for repairs (18 had issues). Invoice received for $1,774.12. Two more poles converted from CFL/HPS to LED.

**Meeting Notes and Follow-Up**

* $1774 invoice for light repairs

**TruGreen proposal for fertilization & weed control for CY 2020 & EAB treatments**

* They now only engage in “one-year” or “forever until cancelled” **Evergreen** contracts
* Dick signed both contracts; EAB treatment will **NOT** be implemented until tree survey is conducted in Spring 2020

**Meeting Notes and Follow-Up**

**Committee Reports**

* **Welcoming (Jaye)**

**Meeting Notes and Follow-Up**

* **Architectural Review** (Jim, John, Darrin)

**Meeting Notes and Follow-Up**

* **Covenants**
  + Update on 5 Longmeadow Circle trailer situation; **trailer has been gone for several weeks**

**Meeting Notes and Follow-Up**

**Discussion & Decision re: Dean Clinic dues requirement**

* Dean Clinic (Lot #802 for billing purposes) Lot #627, Greenway Addition to Wexford Village
* Rosewood Villas Lot #626, Greenway Addition to Wexford Village
* Why do we charge Dean but not Rosewood Villas?
* Attorney Siebold in Spring 2005 wrote to Board President and stated: ***“The properties on the West Side of High Point Road are not in Wexford Village and are not subject to any restriction or requirement imposed on Wexford Village”.***

**Meeting Notes and Follow-Up**

* Removing Dean from the database

**Lien Placement Discussion**

* Need to develop a **Process for Review** of Lien placement to ensure accuracy
* Examples:

875 N High Point – twice billed “**full house”** assessment but it’s a **Condo**  **Liens:** 2015 ($100) & 2017 ($130)

718 & 720 N Gammon Road – these are **“half duplexes”** and should pay **Condo** assessment

**718 (Lot #098A)** Liens 2019 ($130), 2018 ($135), 2017 ($130), 2016 ($50 **??**), 2015 (**none filed**), 2014 ($90)

\*\*\*2014 Lien Paid by Ganser to clear the Lien so he could purchase another property

**720 (Lot #098B)** Liens 2019 ($130), 2018 ($135), 2017 ($130), 2016 ($50 **??**), 2015 ($100), 2014 ($90)

**Non-owner had liens filed against him without notifying him (Ganser)**

* 2019 ($130), 2017 ($130), 2013 ($110), 2012 ($100), 2011 ($110), 2009 (**$370**)
* Madison City Assessor indicates Ganser does not own either side of 718/720 N Gammon Road
* His only knowledge of most recent liens filed against him came as a result of a letter I sent to him on 2 NOV 2019
* He called me on 15 NOV 2019, indicated his displeasure with the liens, asked that they be removed immediately
* I asked Paul on 15 NOV 2019 to contact Ganser and talk with him and remove the liens
* 718 (#098A) sold to Shoukfeh in OCT 2008
* 720 (#098B) sold to Valencia in March 2005

**Meeting Notes and Follow-Up**

**Proposed Policy & Procedure Documents (Table until FEB 2020 meeting)**

* Covenant Violation Notification process
* Delinquent Dues Notification & Lien Filing process & Review
* Check signing & invoice review process

**Meeting Notes and Follow-Up**

**Directory Decision Update (Table until FEB 202 meeting)**

* Plan to print Directory May 2020 (it will be 3 years from previous edition)
* Only order 900 (still have ~ 165 left from 1,000 ordered in 2017)
* Need 736 to saturate all residences – that would leave 164 for new owners
* Purchase U-line bags with door knob hole - $54.00 per 1,000 bags

**Meeting Notes and Follow-Up**

**Landscaping issues**

* Results of cul-de-sac circle survey (Dick) – not yet completed –(**Tabled till MARCH 2020 meeting)**

**Meeting Notes and Follow-Up**

Next Meeting Tuesday February 4th at 7:00 Room 153