

# Wexford Village Homes Association

BOARD OF DIRECTORS

TUESDAY FEBRUARY 4TH,

HIGH POINT CHURCH, ROOM

MEETING AGENDA/MINUTES

2020, 7:00 PM

153

## ATTENDEES

DICK IHLENFELD, PRESIDENT

Ken Schmidt

Paul Stang, Treasurer

Troy Dreyer, Secretary

JIM RATHER

~~Stephanie Farnia~~

John Guequierre

Darrin Pope

~~XUAYE BARBEAU~~

Elizabeth Ackermann

Call to order and determination of quorum

Review & approve Minutes of November 2019 and January 2020 meetings

### Meeting Notes and Follow-Up

- Change January bottom of first page to say \$12/month
- Minutes approved by all

Review & approve January 2020 Financial Statement

### Meeting Notes and Follow-Up

- 635 dues collected
- Insurance says \$9, should be 0 for YTD
- Financials approved by all

### Discussion of Dick's continued service as President

- Dick continuing to serve until 31 MAR 2020 at which time he retires from Board
- Any person willing to accept office of President and/or Vice-President?
- Board has been provided with comprehensive listing of jobs that need to be performed
- Board has been provided with comprehensive & chronological task listing to be apportioned to Members

### Meeting Notes and Follow-Up

- This is a good time to rethink how we do things long term.

### Housekeeping Updates

- Boley tree cutting project completed, invoice received, amount as agreed
- PKK Fall 2019 repairs invoice received (\$1,774.12)
- Snow plowing contract revised to add sidewalk at Lot #41 (7299 Longmeadow Road) (adds \$15/snow)
- \$200 donation to High Point church was delivered
- Reimbursement check (dues overcharge) delivered to Abramson/Dykman
- Monthly Bank Account statements now being forwarded by Treasurer to President & Vice-President
- TruGreen contracts for 2020 in place (fertilization/weed control & EAB)

### Meeting Notes and Follow-Up

## Pending issues

- Need new light pole #34 in Wexford Prairie (broken at ground level)
- Homeowner (Paula Bizot) wishes to address Board at March meeting re: climate change efforts of Board
- Homeowner at 9 Longmeadow Cir re: dead tree on cul-de-sac circle & lack of response by Board; I personally visited & discussed tree replacement
- Need to decide on Annual meeting date & lock it in with High Point church  
Can have Tue 1 DEC but not Wed 2 DEC; have asked about Mon 16<sup>th</sup>, Wed 18<sup>th</sup> and Thur 19<sup>th</sup> of

November

## 5-Event Flyer for 2020 events

- Should we publish & distribute
- Who will take on the project??

## Tree removal projects for 2020

- Longmeadow Circle (1)
- Lot 400 (Wexford Prairie) (2)
- 1018 N Westfield (back yard) (1)
- Saukdale Berm (western end) (2)
- N Strathfield Cir (2)

## Tree Replacement Policy

- Needs to be developed & implemented (Owners of 9 Longmeadow Cir most emphatic)

## Meeting Notes and Follow-Up

- John contacting High Point Church about annual meeting date.
- Troy to find file for 5-event flyer and Elizabeth going to print and manage.
- Need to define maintenance definition for the Saukdale berm and determine what is included and what is Saukdale's responsibility. Dick going to send out updated documentation of the agreement.

## Landscaping issues

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

## Meeting Notes and Follow-Up

## 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)
- Have heard nothing back from Mr. Hanzel – **what to do??**

## Update on TDS fiberoptic internet contract & project

- Horizontal drilling & trenching underway
- Project well ahead of schedule due to mild weather
- Have received **multiple complaints** about landscaping issues and remediation questions

## Meeting Notes and Follow-Up

Proposal by Troy for new Dues Receipt documentation form

## Meeting Notes and Follow-Up

- Nothing this year.

## Directory Decision Update

- 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

- \$2.30 per book
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## Committee Reports

- **Welcoming (Jaye)**
- **Architectural Review** (Jim, John, Darrin)
- **Covenants**
  - Update on 5 Longmeadow Circle trailer situation; **trailer has been gone for several weeks**

## Meeting Notes and Follow-Up

## Proposed Policy & Procedure Documents

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

## Meeting Notes and Follow-Up

- John moves to accept policy for Covenant violations, 2nd by Jim. All accept.

- For dues final notice, \$25 in addition to late fee of \$10. Dick making changes and will send out.
- Check signing being modified by Paul and he will send out new version.

Why are there Lots A, B, C, D instead of Lots #211, 212, 213, 214, 215?

- Explanation of Quail Ridge driveways taking land

Why do Quail Ridge owners not pay dues?

- Paragraph 7, Covenants for Skyview Addition to Wexford Village states:

*All lots, **except lot 365**, shall be subject to a general annual charge or assessment, determined by the WVHA, Inc, for the purpose of defraying the cost of....*

- Letter from Board Attorney Gregory Seibold of Murphy & Desmond, S.C to the President of WVHA, Inc. dated: 17 March 1999 which states: *"Dear Jim, I have revisited the issue concerning whether the Quail Ridge Condominium owners are obligated to each pay an amount equal to one-half of the Wexford Village Homeowners Association ("Association") dues to the Association. Unfortunately, Susann Roessel of Roessel Real Estate Investments, Inc. is correct that the deed restrictions for the Skyview Addition to Wexford Village exempts Lot 365 (the Quail Ridge Condominium Lot) from the payment of Association dues. I have reviewed other recorded documents related to the Quail Ridge Condominiums, including the Specific Implementation Plan (SIP), Declaration of Condominium and amendments thereto. I was unable to find any further provision or reference obligating the Quail Ridge Condominium Owners to contribute dues to the Association. "*

Comment that the database has incorrect information and that's where the incorrect lien amounts come from:

- Reviewed (4 hours) all non-house codings in master database - all are correct
- Explanation of how dwellings are coded and how dues letters are determined
- Home vs Condo vs Half-Duplex vs Duplex vs Quail Ridge

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

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**

- No action on incorrect amounts now. Revisit corrections later when new liens are needed.
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Next Meeting Tuesday March 3rd at 7:00 Room 153

