

**Wyndmuir Homeowners Association  
Regular Board of Directors Meeting Minutes  
Date: Monday, June 3, 2019  
Location: NW Property Conference Room**

**President of HOA called the meeting to order at 7:01pm**

**Board Members Present:** Betty McKillip; Ronald Voelker; Sam Kennedy ; Cory Shreve; Orbe Soto; Shelley Halter

**Board Members Absent:** None

**Quorum Established:** Yes

**Property Manager Present:** Brian Schumacher – NW Property Management

**Home Owners Present:** Bill Halter

**I. President's Opening Remarks:** Nothing to Report

**II. Homeowner's Forum:**

- a. Bill Halter presented his concern over the general association vote / board vote to ratify the amended by-laws. Board needs to research this to ensure we are in legal compliance.
- b. Bill Halter cited By-Laws article 5.02 with issue to Ronald Voelker appointment to the HOA without election. We will need to consult HOA Attorney (Lisa Waggoner) to clear up possible conflict between articles 5.02 and 5.04.
- c. We need to take HOA Covenants from Website.

**III. Approval of Meeting Minutes:**

- a. Orbe Soto motioned to approve March 4<sup>th</sup> 2019 minutes; Second by Ron Voelker; Unanimously approved by Board.

**IV. Financials / Management Report:**

- a. As of end of May, total operating assets are \$67,377.33 which includes \$64,608.33 at the Barrington Bank operating account and \$8,09.71 in prepaid assessments.
- b. Total reserves at the end of the month of May was \$173,325.82.

- c. Motioned made by Shelley Halter, seconded by Ron Voelker; and Passed unanimously to approve May 31<sup>st</sup> financials.

**V. Committee Reports: None**

**VI. Old Business:**

- a. Audit Update / Week of June 17, 2019
  - Should be ready by next meeting.
- b. Petersen Sealcoat Proposal Revision –
  - Peterson agreed to lower bid to \$5000.
  - Motioned made by Orbe Soto: seconded by Ron Voelker; and Passed unanimously to approve Petersen Sealcoat Bid for \$5000.
- c. Wyndmuir in the Woods: Detention Area Maintenance Update
  - Wyndmuir agreed to ensure berm of retention pond is mowed as discussed at HOA annual meeting.
- d. Website:
  - Waiting for Linda Grizely to take over website update and maintenance.
- e. Other

**VII. New Business:**

- a. Spring Walk Report: See Attached Notes
- b. Creekside Proposals:
  - Discussion on personal property lines / community property related to Terra Cotta. Property owners need to clean up trees / brush along Terra Cotta in regards to Addressing Creekside proposal items 2 and 3.
  - Betty McKillip will contact Professional building to address Creekside Tree Service proposal items 5,6,7,8.

- Motioned made by Shelley Halter; seconded by Orbe Soto; and Passed unanimously to approve items 1 and 4 of Creekside Tree Service proposal dated 5/29/2019.

c. Ratification of Architectural Requests:

- 396 Narragansett, 719 Nashua , 728 Nashua, 736 Nashua, 337 Sedgewick,
  - All motions approved on-line. Motioned to ratify electronic votes make by Ron Voelker: seconded by Shelley Halter; Passed unanimously
- 343 Hampton: Patio Extension.
  - Motioned made by Ron Voelker: seconded by Shelley Halter; and Passed unanimously.
- 330 Sedgewick: Tree Removal and replacement with mulch / Shrubs
  - Motioned made by Ron Voelker: seconded by Orbe Soto; and Passed unanimously.

d. Approval of Checks: Motioned made by Ron Voelker: seconded by Shelley Halter; and Passed unanimously

e. Other Business: None

f. Motion to Adjourn to Executive Session: Motioned made by Cory Shreve; seconded by Ron Voelker; and Passed unanimously.

**VIII. Meeting Recessed at 8:31pm**

**IX. Executive Session:**

**X. NEXT SCHEDULED MEETING - September 9, 2019**

**XI. Motion to Adjourn Executive Session:** Motioned made by Orbe Soto; seconded by Ron Voelker; and Passed unanimously.