



Wexford West Homeowners Association

Board Meeting Minutes:

August 09, 2022

Virtual/Google Meet

Meeting Called to Order: by Steve/Jacklyn at 5:59 p.m.

Quorum Established: Board In attendance -Jacklyn Sanchez (Pres.) Steve Cybulski (V.P.), Matt Hardy (Tres.), Catie Sperber (Sec.), Cheryl Reed (MAL).

Approval of Minutes: Jacklyn motioned to approve the minutes of May 10, 2022; 2nd by Steve, and the motion was unanimously approved.

Community Improvement Planning:

1. Dead Tree Removal-completed by Happy's Tree Service, will continue to use vendor.
2. Trespassing Signs-need to update signs so that able to be enforceable(Lettering/Spacing). Plans to purchase and update.
3. There is a dumped water heater at rear of neighborhood-pending removal.
4. Sprinklers-pictures of broken sprinklers/emails continue to assist. Board will have access to shut off valves to stop sprinklers in case.
5. Fence around pump is damaged (pulling away from posts) and roof slats are deteriorated. Will determine if J.J.'s is able to repair. If not will obtain ests. -Jaclyn working on.
6. Park clean up date 11/13/2022, more details when closer to date.

Information, Discussion, Updates:

1. Meetings will continue to be every other month unless announced.
2. Will post approved meeting minutes (May) on FB and website.
3. Violation/Fining process. Violations will be sent via email (if have) **and** letter via USPS.
4. Yearly assessment notices will still be mailed.
5. Will not set up neighborhood specific on Instagram and Nextdoor.

Finance Report:

1. Budget update.
2. Matt (Treasurer) provided proposed/possible replacement reserve plan based on life expectancy/responsibility to set aside reserves in anticipation of expenditures. Examples: dead tree removal, pond pumps, mulch, fences, etc.
3. Electric fees have increased (Duke Energy).

Old Business:

1. None

New Business:

1. Fernshire/Probate Property-rcvd violation regarding bees/yard and forwarded to estate. Will check on rehoming services (Cheryl).
2. Kent- Property to be auctioned 8/19/22. Letter will be emailed to owner (Matt).
3. Chickens-Letter to owner to inspect/verify. (Jacklyn).
4. Rules & Regulations reminder: emailed, posted on FB, posted on message board, and website.
5. Presidents resignation effective October. Other board positions also becoming available in January. Open communication for volunteers.
6. Garage Sale 10/22/2022.

Adjournment: Meeting adjourned at 7:10 p.m. The next Board meeting will be held on October 11, 2022 at 7:00 p.m. unless otherwise notified.