

WELLSWOOD SUBDIVISION ANNUAL MEETING JUNE 12, 2018

The annual HOA meeting was brought to order by our President, Roc Treese. Roc read the minutes from the 2017 annual meeting. No changes were expressed.

- Gary Dickson was voted in as Secretary.
- Armando read the financial report and a copy was given to all in attendance. Income and expenses were explained by Armando.
- Gary Dickson rebuilt the sign (2nd sign was damaged too much to repair) last year for materials only. Armando proposed a payment to Gary of \$200 for his labor, voted and passed.
- Yearly dues were discussed and will stay the same for the coming year. Cheryl Adams questioned about increasing dues for rental homes to force compliance to covenant rules on lawn upkeep. Roc explained that Kim (Property Manager) tours our sub-division and send letters to owners that have upkeep problems. They are fined \$25 for first time if not remedied and additional \$25 if the problems persist.
- Kim Ward proposed that the current covenants be amended to allow storage of boats and recreational vehicles on driveways or property (not on lawns) from May 15 to Sept. 30 each year. Kim motioned and Dave Adams seconded, vote passed. Roc and Armando will start the process of changing the CCR's.
- Roc brought up the discussion for the "common area" fence replacement. Meeting was held with the 6 homeowners in 2017, but nothing definitive was decided.

Outstanding issues:

1. Several people think the 6 homeowners that the fence is on their property should pay to have the fence replaced. It was mentioned that the construction fund and some general funds could supplement the cost.
 2. Should the bylaws be amended to standardize the type of fence.
 3. Past bid for wood fence was \$15,000 and a new bid Armando received for wood fence was \$23,000. Further bids need to be persued.
- A pot luck was discussed for the summer. Date will be determined by letter and E-mail.
 - Roc mentioned that we have a Wellswood web page and Wellswood Facebook page. Please look for yourselves.
 - Gary called the meeting to adjourn and Dave seconded. The meeting was adjourned.