

WELLSWOOD SUBDIVISION ANNUAL MEETING JUNE 26, 2019

The annual HOA meeting was brought to order by our President, Roc Treese. Roc read the minutes from the 2018 annual meeting. No changes were expressed.

- Roc asked if there was any old business to discuss: Cheryl Adams and Judy complained about yard upkeep and that many neighbors were not taking care of their yards. They said that they had called Kim to complain. Last 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.

- Gary and Caroline Dickson did an informal survey of all 39 homes in our subdivision: 100% of the lawns had been mowed recently. 4 homes were marginal with weeds in their border areas and 1 home had large weeds (2 foot plus) in their flower gardens.

- Gary checked on the chicken coop issue. **New ordinance in Boise allows chicken coops with maximum of six chickens, no roosters.**

- 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. **Roc and Armando still need to start the process of changing the CCR's.**

- Armando read the financial report and a copy was given to all in attendance. Income and expenses were explained by Armando.

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.

- James motioned that no HOA money should be spent to replace the fence without approval of the homeowners. Cheryl seconded. Vote: 6 in favor, 6 against and 1 abstained. **Motion failed.**

- Discussion on lawyers fee for the fence property ownership ensued. James motioned that a cap be placed on the lawyer expense. Discussion: Amount of cap was set at \$500. Dave seconded. **The motion was passed.**

- New business: None

- Gary called the meeting to adjourn and Dave seconded. The meeting was adjourned.