

Wyngate Board Meeting Minutes
Tuesday, March 13, 2017; 7:30 PM
10573 S Redwood Rd. South Jordan UT 84095

Presiding and Call to Order: Nancy Webb
Called to order at 7:30 PM

A- Roll Call/Open Meeting Comments Nancy Webb
(Nancy, Tom, Ted, Stefanie, Marque)

B – Approval of Minutes Stefanie Roberts

C- Reports of Offices

D- PM Company Reports
Balance Sheet
Income/Expense Statement
Delinquency Reports
Collection Update (Legal Counsel)
Projects

E- Unfinished Business:

1. Garbage Container Policy (home owners can store in Garages and backyard) community has 2 weeks to respond with any concerns
2. Dumpster collection scheduled for May 17-19
3. Swimming Pool Opening Plan – Plan to open tentative May 24/25 need a person to clean the pool. If ready we will try to open earlier
4. Cement Project – 93 squares that need to be done treated. Work is guaranteed for 10 years.
5. Stucco Project for 2018 center pod and East/West pods will be planned for this project
6. Fence repair budget for 2018
7. Property fence repair
8. Water Leak Policy for Shared Water Lines – need to align with CCR's party line – Steve check will check with the attorneys
9. Door Painting Project – have bids for replacement of full replacement for door where cost is approximately 1900-2100 per door. Some homeowners based on damage can cut off the damaged trim and the cost would be approximately 400-800. They are ready to start with the door painting project on the front doors.
10. Gutter work and need to have the work sealed where stucco work is done.

F- Agenda Items (New Business):

1. Budget Review - reviewed
2. Reserve Project Bidding - reviewed
3. New Service Policy - reviewed
4. New Collection Policy/Payment Plans - reviewed
5. Newsletter Items - reviewed

G- Executive Session:

(Discussion of Collections, Bids, Legal Issues)

H- Action Items:

1. Dog bags needed for the new signs in community
2. Rocks – need to determine any rock replacement in the community
3. Determine fine for policy on dog waste
4. Determine if pool hours of operation should change
5. Document properties with fence issues that need attention this if budget allows
6. Letter to send to properties with unapproved awning structures
7. Currently need to replace 2 bushes and 2 dead trees, and potentially 3-5 Ash Trees
8. New chairs for pool and play area seating need to be replaced for the summer and pool opening
9. Researching pool cover options to provide shade in the pool area
10. Plan to meet with First Digital regarding plans for 2019

Adjournment: 9:00 PM