

Wyngate HOA Annual Meeting Minutes
Meeting Tuesday, October 13, 2020
Zoom Meeting; 7:00 PM

Presiding and Call to Order:

Shandi Gibbons

7:05 pm

Roll Call/Open Meeting Comments:

- Nancy Webb
- Tom Worthington
- Stefanie Roberts

Representing Welch Randall - Steve Randall, Brad Randall and Shandi Gibbons

Proof of Notice / Quorum Requirements Met

- Quorum requirements were met

Minutes

- Minutes presented from previous annual meeting in 2019
 - Approved

Proof of Notice / Quorum Requirements Met

- Quorum requirements were met

Election of Board Members

- Nominations:
 - Jennifer Dearing
 - Ginger Trask
- Only two candidates so both were elected to the board for a three year term

Financial Report

- Review of the Reserve Study – Posted in Meeting and will be available on website to review by any home owner
- Balance Sheet – Posted in Meeting
- Financial Review
 - Currently allocate \$60.00/door
 - Reserve recommended \$79.00/door
 - Board will be reviewing the income and expenses to determine if an increase up to \$5.00/door for operating expenses will be needed for next year. Will go into effect January 1, 2021.
 - Community Comments/Suggestions
 - Instead of increasing money coming in can we decrease any services
 - Wait until the increase is needed
- Where do you HOA fees go - Posted in meeting and reviewed by Nancy

New Business:

- 2020 Reserve Fund Fee increase vote by community at annual meeting
 - Option 1 – \$0.00 Reserve Fees
 - Option 2 – \$5.00 Reserve Fees
 - Option 3 – \$10.00 Reserve Fees
- Majority vote was for Option 3 the \$10.00 increase for the Reserve Fund Fees

Projects

- Complete
 - Reserve Study
 - Front Entrance Lights
 - Community Flower Planting
 - Door Painting
 - Rain Gutter Cleaning
 - Spring Cleaning Dumpsters
 - Pool Repairs
 - Stucco Work
 - Direct TV and Internet Survey
 - Welch Randall Work Order Improvements
 - Tree and Bush Care
- Future
 - Selection of TV/Internet and provider
 - Pool repairs
 - Pavilion Survey

Welch Randall Items - Steve Randall

- Reserve study is completed every six years
- Insurance HOA policy is a \$10,000 dollar deductible
 - Homeowners are only to insure your own property for \$10,000
 - Recommended to carry \$25,000
 - Insurance does not have anything to do with inside vs. outside anymore
 - Call Welch Randall with any questions
 - Earthquake Insurance would raise fees by 20-30 per month for this option.
 - Individual owners can add earthquake insurance to their individual policy
 - The HOA does not carry earthquake coverage
- Sewer line breaks are covered by the HOA
- Water line breaks are the owners responsibility and expense
 - There are insurance companies that allow this option to be added to your policy or a separate policy for approx. \$12.00/mo to help with this coverage
- Surveys will be sent to homeowners
 - Helps to provide feedback for the Landscapers
- Refer to the web page for several documents for your review insurance, etc.

Comments:

- Concrete Concerns - when will the problem areas be fixed
- Contract updates for Landscapers - We are not able to change for another year will confirm the contract end date
 - Concerns
 - Area near street
 - Several backyard concerns shared
 - Several very wet areas
 - Trim around trees
- Contract updates - First Digital this year
 - Option to opt in for TV and Internet
- Around the end of October a survey will go out to to complete. This survey will help with discussions with the contractors to share any issues and concerns form the community.
- Response of non-resident owners are they being notified
- What % of community is rental properties
- Wyngate has maintenance support with Josh and supports the sprinkling system and the various repairs that are constantly needed in the community.

Adjournment:
8:35 pm