

WINTERGREEN HOMEOWNERS ASSOCIATION

ANNUAL MEETING

DECEMBER 9, 2018, 5:00PM

Homeowners Association Officers in Attendance:

- Corey Schieler, President
- Bryan Nalley, Compliance Officer
- Matthew Felson, Treasurer
- Julie Jackson, Secretary

President's Report

Corey Schieler gave an update on the following items:

- Tree disposal and replacement in the parkway and on the berm took place during the year to address trees with disease; nine trees in total were removed and will be replaced in the spring.
- Additional trees identified with issues will be dealt with over the next 2-3 years on a replacement schedule.
- The east side parkway pad for parking has had a tendency to gather water in one corner; the situation has been reviewed by professionals and cannot be fixed by mud-jacking. Replacement is a significant cost, so it will continue to be monitored and assessed.
- Homeowners are asked to address any issues of wear & tear on mailboxes, including peeling paint, missing or rusting pieces, etc.
- Homeowners also are asked to be sure they are in compliance with the following, per the HOA Covenants:
 - A minimum of two trees per front yard; damaged trees are expected to be replaced at the homeowner's expense within a reasonable amount of time.
 - Basketball hoops on corner lots only (hoops cannot be located in front yards).
 - Fences and other backyard improvements must be approved by the board via a form online – open fences are required on all lots except those backing onto Raab Road. Wooden fences are not allowed.

The 2018 Budget:

Treasurer Matthew Felson presented the 2019 budget. Among items highlighted were:

- The Board will continue to monitor water usage, as costs for water increase, and try to keep the budget level by working closely with the irrigation company and balancing the needs of the HOA green spaces with rising expenses.
- A cushion had been built up in the HOA account over the years, but more than \$6,000 in resources were needed for the tree replacement this year; in total, nearly \$8,000 in extra costs were incurred due to ongoing maintenance needs. The balance is in place for such purposes, but has been depleted and will be reviewed regularly.
- HOA dues are recommended to remain level at \$300/home for 2019. The Board has been following up with any homeowners not current in paying dues.

The budget was passed by those in attendance.

Issues Raised by Homeowners in Attendance:

- The issue of mowing and the costs associated with it was raised. The Board responded it works with the landscaper currently contracted to keep costs as low as possible, and puts out the job for bid periodically. The homeowner suggested the bidding process could be more publicized on the HOA website.
- Lights on the trees in the parkway were discussed – in the past, some trees were lit year-round. This apparently became a considerable cost in the past and was discontinued some years ago by a previous Board. Lights for the holidays will be replaced due to damage/wear & tear and placed on entrance trees for next holiday season.
- Houses currently for sale or recently sold were mentioned.

Additional Board Business:

- A vacancy on the board was mentioned – anyone wishing to volunteer to join the board should contact Corey Schieler for more information.