

Woods of Wayne Homeowners' Association

Board Meeting Minutes 4/26/2010

I. Call to Order

Bob Reed called to order the regular meeting of the Woods of Wayne Homeowners' Association Board Meeting at 7:00 P.M. at the Reed residence.

II. Roll Call & Approval of Prior Meeting Minutes

Motion was made and passed to approved prior meeting minutes from 1/18/2010.

The following people were present:

Bob Reed, Mark Soppi, Curt Aigner, Marianne Pope, Jennifer Donatelli, Patti Orban, Jay Beaton, Roger Orban, Mario Conte , Steve Joyaux,

The following people were absent:

Ted Matuszewski , Jeff McCall

III. President's Report – Bob Reed – Bob thanked the board members for their input and support at the annual home owners meeting. There were only three lot/home owners that attended. Bob then had Patti present the P&L sheet, and balance report.

IV. Treasurer's Report - Patti Orban – Patti presented the January thru April P & L sheet, and balance report. The winter snow plowing expense for January/February was 3250.00 with 6750.00 left for November/December 2010 early snow season . New projects will be put on hold until collected bad debt, and prompt payment of past and current 2010 assessment fees are received. Accounts receivable is at 35609.43 which are comprised of the annual dues, misc fees, and late charges un-paid by homeowners as of 4/10. The 2010 annual dues invoice was mailed at the end of January. There are 31 home owners that have not paid the 2010 assessment fee and 8 of these owe the HOA over 1000.00 each.

V. Committee Reports

- a. **Architectural Review** – Mario Conte – Nothing to report.
- b. **Landscape**- Marianne Pope. Marianne took the initiative to standardize one refuse hauler. AWM agreed to a Monday pick-up day and negotiated a better monthly rate for all home owners. Information to be sent out shortly with an effective date of June 1st. Lot mowing schedule in effect this month. HOA to continue to mow, clean-up un-kept lots and to invoice owners all expenses involved. Schedule must be adhered to in order to keep the integrity of our subdivision. A motion was made and passed to clean and seal the Magnolia Entryway Stone, costs estimated less than 200.00. This is to prevent further staining of the stone from the overhead River Birch tree. A motion was made and passed to trim, clean and re-mulch Mountain Ash Entry next month.
- c. **Communications** – Curt Aigner -The previous meeting minutes and 2010 lot mowing schedule posted to web site.
- d. **Roads** – Mark Sopi- Nothing to report.
- e. **Ponds** – Jennifer Donatelli- Pond aerators scheduled to be re-installed for north and middle ponds.

VI: Old Business: Woods of Wayne 2010/11 election ballots to be mail out in early May due back June 10th. Also included in this mailing the new refuse contractor information, letter from the board of directors on current affairs and the 2010/11 Rules and Regulations Summary. The board discussed late payments and partial payments from home owners and agreed to enforce the late payment fees for all parties involved. Late fees are assessed when payment is not received by due date, or partial paid by the due date or thereafter. Entry way stone cleaning discussed and voted to leave as is .

VII: New Business: Next meeting scheduled for June 14th. The board members will discuss at this time what further action to be taken on home owners un-paid assessments. Patti Orban will report at this time which owners have paid between April and June. First warning letters will be sent out early June after board meeting, USPS Registered warning letters sent by the end of the month, and liens issued in early July for non-payment of assessments.

VIII: ADJOURNMENT: Bob Reed closed the meeting at 8:30pm.

Minutes submitted by: Curt Aigner

