

Waggoner Park
Board of Directors Meeting
September 15, 2015

1. Called to order by President Mary Franklin at 6:32pm. Present were Mary Franklin, Tim Adams, Paul Elswick, Kimberly Lee, Mike Shaffer, and Laura Neidig.
2. 6:32pm – 6:45pm Owner t1451941 – Water in basement
Laura will follow up with outstanding issues.
3. Approval of August Minutes (tabled).
4. 6:45pm – 6:47pm Approval of August financials
Delinquencies are lower and continuing to decline.
Tim moves to approve; Mary seconds – approved by acclamation.
5. Old Business
 - a. 6:47pm – 6:50pm Loan – Term Sheet
Term and rates reviewed. Board will now analyze mid and long term budgets.
Bids for repairs and maintenance also being reviewed.
 - b. 6:50pm – 6:54pm NEP Update
Discussion of infrastructure jurisdiction. Issues of box moving and installs.
NEP has been out for walkthroughs, discussions, and have plans.
 - c. 6:54pm – 6:56pm Clubhouse Renovation Update
Discounts on furniture; will be delivered on 23rd. Old furniture donated to charitable organization (Furniture Bank).
 - d. 6:56pm – 7:10pm Asphalt Bids
Two areas on Catalpa Ridge with poor base (issue from lawsuit) that needs to be replaced.
Patch in Phase III needed prior to winter.
Mary moves to patch repair Phase III base; Tim seconds; passed by acclamation.
Mary moves to go forward with Phase I and Phase II repairs; Mike seconds; passed by acclamation.
Discussion of coordinating Phase III asphalt with Phase I and II. (Phase II encompasses approximately ½ of all asphalt.)
 - e. 7:10pm – 7:15pm Bulk Pad Gate Bid
Still awaiting all bids.
 - f. 7:15pm – 7:23 Landscaping Proposal
Tim moves to accept amended proposal, minus the Japanese Maples in the center of the buildings – to be replaced with another type of plant to be approved by the Board; Kim seconds – passed by acclamation.
 - g. 7:23 – 7:24 Windows Upgrade / Windows Remote
Paul will contact Kantech this week and will have this resolved by next Board meeting.
 - h. 7:24 – 7:30 DirecTV wants to install dishes on the roofs and/or on poles. Board is also completely against some of the restriction policies that DirecTV wants to impose.
Board investigating Dish Network. Issue tabled until further investigation.
 - i. 7:52pm – 8:06pm 2016 Budget
Big ticket items to examine for budget: Asphalt, Bulk pad surround, Replacement of deteriorated wooden decks, Gas meter flashing/siding, Vinyl fencing, Irrigation system installation, and Equipment for fitness center, etc.
 - j. 8:06pm – 8:20pm Concrete Update / Railings
For modification of railing will need ADA exemption and owner must pay expenses.
Owner t1349888 - Tim moves to allow additional railing on left hand side going up pending ADA accommodation documentation; Paul seconds – approved by acclamation.
Owner t1349762 - Tim moves to allow additional railing on left hand side going up pending ADA accommodation documentation; Mary seconds – approved by acclamation.
 - k. 8:20pm – 8:30pm LED Bulbs - Mary moves to accept Gregory Lighting proposal; Tim seconds - passed by acclamation.
 - l. Any other Old Business
Owner t1388025 – debt settlement proposal – Kim moves to offer to remove foreclosure fees if the offer came in before the foreclosure was filed, and if resident agrees to pay the remainder of the balance; Mary seconds – approved by acclamation.

6. Owner t1379046 – Clubhouse Damage 7:30pm – 7:51pm
Renters feel that \$100 fine is too extreme for such relatively minor infractions.
Paul moves to reduce the fine to \$50.00; Tim seconds - approved by acclamation.

7. New Business
 - a. 8:30pm – 8:31pm Clubhouse Rentals – Mike - October, Mary - November, and Paul - December
 - b. 8:31pm – 8:40pm Alternate Reserve Study Tables
Board will further examine reserve study tables.
Web-based Living Reserve Study so that Reserve can be real time updated – Foresite
Tim moves to subscribe to the service; Mary seconds – passed by acclamation.
 - c. 8:40pm – 8:42pm Owner t1400865 – sreet drain invoice discussed.
 - d. 8:42pm – 8:43pm Insurance Renewal – Mary moves to accept insurance renewal; Kim seconds – approved by acclamation.
 - e. Any other New Business
 - f. Discussion of cleaning of muddy roads from construction on Oxford Oak on the 367 / 365 areas.
 - g. 7:51 – 7:52 Approve repair of exterior sump pumps – Mary moves to approve; Tim seconds - approved by acclamation.
 - h. 8:43pm – 8:46pm Mike moves to replace/ upgrade the current dog waste receptacles to compostable receptacles; Mary seconds – passed by acclamation.

8. 8:46pm Adjournment - Mary moves to adjourn; Kim seconds – passed by acclamation.