

WINDY VILLAGE HOA  
ANNUAL MEETING OF THE GENERAL MEMBERSHIP

Minutes of the October 3rd<sup>th</sup> 2009 meeting

The meeting was called to order at 9:35 AM by Wayne Hauser, President of Windy Village HOA. In attendance were A4, A5, A7, B1, B2, B4, B5, C2, C3, C4, C5, and C6 (12). By Proxy: A3, A6,B3, B6, C1 and C7 (6). Absent: A1, A2, and B7 (3).

Certification of the annual meeting was confirmed by proof of meeting mailing and verification of quorum. See above: 12 units in attendance and 6 units in Proxy. (85.7%)

The minutes of the 2008 annual meeting and updates were review by Mike Ross to homeowners. Motion by A5 and seconded by C6 to accept 2008 minutes as prepared w/ no corrections/additions. Motion passed.

Charles Gill Sectary/Treasure prepares the financial reporting for the HOA. Balance sheet, P & L statement as of 9/30/09 (attachment A) . Balance sheet has improved by \$ 12,232 from 9/30/08 w/ significant increase of reserve acct. Motion by A5 and seconded by C6 to accept above statements. Motion passed.

Paul Carsh was introduced as the Property Manager  
Paul discussed grounds and maintenance and reviewed the many areas of attention the property desperately needs. (These are outline below in (New Business/Old Business)  
Remind unit owners to check for running water in units. HOA is also charged sewer fees based on usage.

Charles Gill presented the 2009 budget (attachment B) and after discussions, a motion by C6 and seconded by A4 to accept budget @ \$320/mo or \$960/Q (No increase). Motion passed.

NEW BUSINESS/OLD BUSINESS

Mike Ross – VP of HOA presented the following:

1. Parking Lot/fresh gravel under ocean front units/pipe laid for front future irrigation
2. Front Steps
3. New Rails and Post for walkways
4. Repair Landings
5. Deck Flooring

6. Additional landing for bottom of front steps
7. Grounds maintenance/Clean fresh look ( walk north or south and take a look)
a.) fresh gravel on side of building under units 1,2,3
b.) finish staining steps
c.) picnic table and new nicer chairs for pool area
d.) finish painting underneath building/ repair clean/paint any unsightly areas
e.) quotes on cleaning inside siding (twice a year) May & Oct (Paul Carsh) maintain all year
f.) finish staining steps
g.) pool latch (weather proof)
h.) Irrigation for plants around building
i.) curb appeal
j.) new pool vinyl fence
7. Repair Walkway (area walking to beach)
8. New Door for pool room
9. Elevator - Discussions & Presentations

Added to list

10. Cut grass approximate 10' from property line (approval given by NMB)

11. Internet – fix connection by placing a repeater unit in B4. This will give corner a better signal.

12. Check on pulley system for transporting luggage up stairs. (If anyone knows any units that have this type of system please provide information to board member.

13. Request Aaron to perform monthly pest control with more attention to units.

The above highlighted areas are what we like to accomplish in 2009 and by April 15<sup>th</sup> 2010. If funds are available, we will strive to complete the above projects that are highlighted.

# 2, 3 and 4 were supposed to be completed in 2009, however the major problems with roof and water damage to units C 3, C4 and C5 prevented this from happening.

Based on quotes for Line items 1 (Parking Lot), 2 (new front steps), 3 (rails and post) and 4 (repair landings) the cost is approximately \$60,000-\$65,000

Some owners have stated that another \$3,000 assessment is not in their budget and it would be difficult to make full payments.

With this in mind, conversations began as how to raise dollars needed and continue to add value to our property. The first idea for discussion was presented by the board. A special assessment of \$1000, due 2/15/10 by all home owners. (\$21,000) Borrow the additional funds \$40,000 (at best possible rate) needed to complete projects 1, 2, 3, 4. A \$40,000 loan over a 5 year period at (6%) would cost each owner and additional \$110.47/quarter for 5 years.

This sparked many questions: 1. What if we paid our \$1000 assessment plus the \$1,905 total of \$2905/unit, can we keep our dues at \$960 for 2010. Since we would be borrowing the money for the HOA (all of us) and we did not have an attorney present we could not answer this question.

Our goal was to leave meeting with an action plan to continue updates desperately needed to add value to our property.

Motion by B5 to have special assessment of a \$1000 due 2/15/10 and to add an additional \$110 a quarter to quarterly dues beginning January 2010. A4 seconded the motion. Many discussions were held again about proposed motion. C6 proposed an amendment to motion: The amendment was to stop the first motion until additional information could be provided. C 2 seconded the amendment. Again many discussions took place. The Amendment was put to vote and did not pass.

**The original Motion to have special assessment of a \$1000 due 2/15/10 and to add an additional \$110 a quarter to quarterly dues beginning January 2010 was put to vote and passed.**

**Since our meeting many owners have contacted board members and asked the results of the meeting. It is the responsibility of the board to represent the majority of the home owners. Based on conversations with homeowners that were present at the meeting and homeowners that have contacted us after the meeting, it is our belief that the majority of home owners would prefer to pay an assessment and keep dues at \$960 a quarter for 2010.**

**Some of concerns stated:**

- 1.) Why should I pay interest? I have \$3,000**
- 2.) Why should the HOA have to borrow money and pay closing cost ( approx \$2000 - \$3000)**
- 3.) Keeping the quarterly dues down – makes my unit more attractive to sell.**
- 4.) Some owners paying up front and some over 5 years makes the process very difficult to legally protect HOA.**

**With that said, the board would like to put to vote to amend the original motion.**

**The original Motion to have special assessment of a \$1000 due 2/15/10 and to add an additional \$110 a quarter to quarterly dues beginning January 2010 was put to vote and passed.**

The amendment we are now voting on (see attached ballot with return envelope due October 21, 2009).

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**Amendment: 3 Options for each owner: (Vote Yes or NO on Ballot (see attached) and choose only one option.**

- 1. Assessment of \$3,000 per unit. Payable 2/1/09 at no interest. Quarterly dues will remain at \$960.00 / quarter for 2010.**
- 2. Pay \$2,000 due 2/1/09 and finance \$1000 over one year @6 % interest. Quarterly due for 2010 will be \$960.00 + \$ 86.07\_X\_12 payments\_\_\_\_\_**
- 3. Pay \$1000 due 2/1/09 and finance \$2,000 over 2 years @ 6% interest. Quarterly due for 2010 will be \$960.00 + \$ 88.64\_X\_24 payments\_\_\_\_\_**

**A late fee of \$10 will apply each month if not received 7 days of due date. if amendment passes. Payments can be paid in the forward by the quarter .**

We will communicate the results of the vote by November 1<sup>st</sup> 2009.

**PLEASE UNDERSTAND WINDY VILLAGE HOA IS NOT IN THE FINANCE BUSINESS – WE WOULD RATHER ALL OWNERS PAY OR BORROW MONEY FROM OTHER SOURCE- SO WE CAN BEGIN AND COMPLETE PROJECTS ASAP.**

**IF TOO MANY OWNERS CAN NOT PAY THE \$3,000, we will have to put off some projects until next year and not get that finished look we are all desperately seeking.**

Meeting Time and Place:

Motion presented to change meeting time to 2:00 pm was proposed by B5 on behalf of A3. C3 second the motion. The motion did not pass.

**2010 HOA Meeting Oct 2, 2010 at 9:30 am**

General Information

**Reminder: If you have not installed new windows, all windows are to be replaced (to approved standard specs) by 1/1/2010. A monthly late fee of \$50 will apply after this date. If you are having trouble meeting this deadline, please communicate with a board member. However, we did ask at least paint your windows FRAMES white until they could be replace. Windows will have to be special ordered and must**

**match existing new windows. Units A3, B3, C7 Carefree Exterior # 843-399-1390 Windows will have to be measured and special ordered – allow 4 weeks**

FYI Anyone selling a unit has to have approval of HOA first per Master Deed.

Presentation of potential elevator Charles Gill (See attachment C)

**HOA work day Saturday April 10, 2010 8:30am – 3:30pm**

Please help us work on property to complete projects on list.

The same people show up to help all the time. THANK YOU, however we are all owners, let's see some new faces.

Parking Passes appear to be helping. Parking Passes are required for JUNE, JULY & AUGUST. Owner is responsible for guest to use parking passes. Ask rental units to limit to 2 vehicles. Additional free public parking up the street. (near 38<sup>th</sup> South Ocean Blvd area)

A Good Neighbor parking policy will be placed on refrigerators in each unit.

Basically says be a good neighbor if you have one car do not take up two spaces. If you have two cars double up underneath building.

Internet instructions will also be printed for each unit.

Motion by B4 and seconded by A4 to keep existing Windy Village HOA Board for 2010.

Motion passed.

Wayne Hauser, Pres

Mike Ross, VP

Charles Gill, Sect/Treas

Ken Allen, Director

Willard Byrd, Director

Motion by C6 and seconded by A4 to have 2010 annual meeting on October 2, 2010 @ 9:30 AM at the Sands Ocean Club, 9550 Shore Drive, Myrtle Beach, SC.

Motion to adjourn by C6 and second by B4, passed.

Wayne Hauser 336-971-8294

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Secty/Treas Charles Gill