

Wesley Commons Homeowners Association

Board Meeting

March 9, 2016

5:30 PM

- I. Meeting was called to order by Hunter Blount, President.
- II. Current Board Members present: Hunter Blount, Bill Blount, Jay Surles, Vicky Harris, and Shelley Basnight.  
Others: Rocky Russell representing HAO Management Company.
- III. Rocky Russell reviewed the current attached financials. It was noted that David Williams was the current owner of 103 Derwent Court and it was unlikely that any funds from past owner Maurice Brown would be collected. Justin Hanlon, 213 B Wyndham Circle, is the only other account in serious default. HOA is not maintaining lawn at this residence.
- IV. The new landscaping contract with Bryan Smiths' Landscaping, Inc. was presented and includes a 10% increase from previous year's contract. Yearly landscape maintenance is \$74,016 and yearly Litter removal is \$7,920. Board recommended and passed that paragraph regarding Ice and Snow be deleted from contract. Board also recommended and passed to add to Re-mulching that "**mulch is to be replaced with 160 yards of chocolate hardwood mulch to be billed at cost**". Landscaping contract was approved with corrections.
- V. The Budget for 2016-2017 was presented. Due to the 10% increase in the Landscaping contract price the Board approved an increase in the yearly HOA fees. Houses and duplexes will pay \$284.00 per year and apartment units will pay \$142 per year. Budget was corrected to reflect additional income from fees and the increased landscaping expense. The 2016-2017 was approved as corrected.
- VI. The Annual Meeting is scheduled for March 30, 2016 at 5:30 PM @ Russell Property Management office.
- VII. Annual Meeting was adjourned.

Respectfully submitted,

Shelley Basnight, Secretary