

Wildflower at Hunters Glen
Community Meeting
Tuesday, July 29, 2014

- Meeting held at unit 3c
- Attendees are listed on sign in sheet
- Sharon Sells, President opened meeting at 5:45 pm
- Nick Conley reviewed financials
 - Total liability and Equity \$33,949.92
- Meeting commenced as follows:
 - Reviewed roof repairs
 - Painting will be complete in 1 year, then that cost will be out of budget
 - It was suggested gazebo be part of next year's painting
 - Landscaping: Nick will ask landscaper to give him 2 week notice as to when pruning will begin so residence have an opportunity to put up signs what should/shouldn't be pruned
 - Residence can do small trimming as need to clear walkways/entries or avoid windows and/or property damage
 - The perimeter fence is HOA's, the south split-rail fence belongs to golf course
 - The perimeter fence needs attention/repair in several areas
 - The tree roots at 6b are above ground
 - It was suggested adding dirt vs. cutting roots
 - The sprinklers are turned off and/or knocked off
 - Per Felix, This is in part due to landscaper running over sprinklers with lawnmower (Nick will call about this)
 - Felix agreed to e-mail Nick whenever he sees things askew
 - The heads do not go back in ground
 - Rabbits are always a concern
 - they can be destructive
 - a future idea is to set traps and relocate them
 - Gutters need to be cleaned
 - Per Nick, they are cleaned 2x/year, once in spring & once in fall
 - Plastic covers were discussed, the cost is low
 - Lowes has 3'-4' gutter guards for \$2-\$3/ea
 - Nick said per landscaper, in his experience, when gutter guards have been used, they're always removed later
 - Paul recently installed some & will let us know what he thinks
 - 7d was discussed to due renter's issues

- Renters have music and parties through-out the night
- Neighbor has called police 2x due to noise disturbance
- Owner may not be aware of problem
- All tenants are to be aware/ call authorities or say something as needed
- Ongoing concern with speeders
 - Seems to be drivers trying to avoid the light turning left from 136th to southbound Washington
 - Options discussed were a one way sign from Washington to 136th, a gate at entrance, plastic street sign of man holding flag/sign to slow down, and speed bumps
 - Permanent speed bumps may cost apprx \$3000
 - Portable speed bumps may be an option
 - they would need to be removed before snow plowing
 - one option is to remove/replace them the same season that the sprinklers are engaged/disengaged
- Meeting concluded at 6:25 pm