



The Settlement on Wilmington Owners Association, Inc., P.O. Box 30202, Savannah, GA 31410  
Association Information: Jim Sell, 898-8289, Billing Information: Mike Healy, 897-6444

## **Annual Membership Meeting Agenda** **September 27, 2007**

Meeting was called to order at 7:48

- 1) Acceptance of proxies: no proxies submitted
- 2) Determination of members present

Diane and Jim Sell, Caroline Bontempo, Libby Gillins, David Brown, Helena and Steve Busbee, Roni and Harvey Libow, JoAnn and Jon Sanborn, Michael Healy, Patrick Stephen, Curt Bryant, and Nancy Easterlin

- 3) Secretary's report: Curt Bryant read the minutes from last years meeting and there were no objections
- 4) Treasurer's report and collection efforts on delinquent dues: Michael Healy handed out the report. We have a current balance as of 9/27/07 of \$2,229.22 with dues outstanding from 2006-2007 of \$420.00. Jim Sells explained the "reserve fund" entry as to be used for an emergency or as a capital expenses fund. When things happen, such as the tree falling in the entrance, if it had damaged the brick wall we would have the funds to repair it or when we need to paint the signs again. Ronnie asked if we were going to lien the properties that have not paid yet and Mike replied that it was the next step. Curt discussed the quandary of putting a lien on a property that it might delay getting the dues paid till the house sells. After 1 year past due a lien will be put on the property with a 10% compounding interest added plus the \$10 to \$20 filing fee. Micheal said that no one has ever gone 2 years and we will collect. Patrick Stephen said that the letter sent out may seem threatening and would like to move to maintain open communication and personal communication. It was agreed that the board will approve any letter before being mailed.
- 5) Committee reports - Architectural Review, Landscape, Signs,: Jim wanted to commend the committees on their accomplishments. Curt said that we had many volunteers from

the last annual meetings but that no one stepped up to follow through with their commitment. On the Architectural Review Board, Ronnie Libow, JoAnn Sanborn, and Curt Bryant, reported that we had 2 porches, 2 sunrooms, and a stained glass front door added and a request for an awning which hasn't been done yet. There was a landscaping review done and as long as it is not changing the front appearance too much these don't need to be done. Ronnie Libow visited all the new home owners and gave them packets with the covenants and answered any questions they had. Libby was one of the new people Ronnie visited and Libby commented that it was very helpful to her to and she knew exactly what to do when she had a request for the architectural review committee. Copies of the covenant are also being given to real-estate agents for them to have at closings so there will be no questions about such things like boats. The signs were painted with marine paint and a poly urethane coating this time and the color was changed slightly so they can be read easier. As for the landscaping, the original landscaper we had from last year never replaced the plants that he killed, as mentioned in last years minuetts, so we tried The Green Keeper and we had trouble with him not returning calls, ect. and we decided to go with a bigger company, Tidewater, and found out that they were less expensive and we have better communication and real invoices. Some of the flowers in the entry died due to the programming on the sprinkler being messed up so we had it reprogrammed and spent minimal dollars to replace the plants to get us through till the next planting. We will have to repair the sprinkler in the next year or two and we can use the reserve funds for this. Patrick Stephens inquired whether or not the sprinkler was open or restricted access and we decided that we would work towards making it a restricted access. Curt found the mailbox toppers on line for under \$30.00 from the Portland Mailbox Co as mentioned in the newsletter. There are 12 that are broken. The Bradford Pear Trees were also done this year, the estimates were very expensive so we called the county, they were run off because they were not doing a good job and later Curt found a guy who trimmed all the trees for \$25 per tree. Jim brought up the topic of "For Sale" signs and that the board had discussed that we did not like the regular agent signs cluttering the front entrance so we voted to have a "Homes Available" sign made. Afterwards, a petition was circulated around saying that some of the homeowners did not want any signs up front at all so the sign was taken down and put in Jim's garage however, if someone feels they need the sign we could discuss putting it that

sign back up temporarily or another sign that looks good to pull exposure from Walhour Road. The bracket that the sign was on is missing and if anyone knows anything we would like to put it with the sign at Jim's house so if we need the sign again we will not have to purchase another one. Jim also commented that he is exploring a change in liability insurance to defend us if someone decides to sue us and would like to keep the around the same cost with better coverage. Ronnie commented that the board was doing a good job. Patrick commended the board for keeping the neighborhood nice.

- 6) Old Business – see #8: No old business
- 7) Election/explanation of procedure: Jim wanted to clear up any past misunderstandings and let everyone know that the covenant states that there should be 5 board members elected and they then decide their duties on the board. Last year we had a lot of phone calls from people who wanted to be on the board and this year we had none. Jim, Curt, and Nancy and willing to stay on the board and David Brown volunteered. We will elect 5 members and the board can fill vacancies if they want to. Last year we had 2 board members leave. Mike said that he may be able to be on the board for a little while but would rather not with a new baby on the way. Libby said that she would volunteer. Mike said that he would help with the transition. It was brought up that 5 people are willing and if there was no objection we can accept a motion. Patrick Stephen moved for the motion and Diana Sell seconded it and all were in favor.
- 8) Member comments/concerns: Caroline Bontempo stated that she doesn't like the covenants and would like for them to change. For years she has had to deal with all the cars and now work vehicles in the front of the neighborhood. Real estate people say that they do not come into our neighborhood because of the cars in the road and that it has made one property up front drop in value by \$25,000. Children have to walk in the street on their way to the bus stop and it causes traffic congestion and it also makes it difficult for emergency vehicles. Caroline said that there is no prohibition on the amount of cars one homeowner can have. Konter Homes recognized this to be a problem from our neighborhood and therefore in the covenant for The Settlement East added that there are to be no cars on the street. In the Settlement East they are very strict and have the vehicles towed. Jim requested a copy of the emails and letters she had from real estate agents and from The Settlement East so he can attach them to the minutes. It was discussed that there will be several homes affected by this change and everyone still

decided to continue. A comment was made that you can not run a business out of your home. Patrick made a motion to review and change the covenants. Patrick's motion shows support for the board to proceed towards changing the covenants and the motion was accepted and seconded by Ronnie. There was discussion about the percentage of votes needed to change the covenants and it was determined that you only need a 2/3 majority to pass the vote. Other issues to be added to the covenants were lawn care issues. Curt brought a motion to pursue these things discussed and not limited to what we discussed and Ronnie seconded the motion and it was a unanimous vote for all in favor. Jim said that we have accomplished a lot this past year and are in good fiscal condition and this is the next step to take and is glad for the support.

- 9) Counting of ballots and results: **Jim Sell, Curt Bryant, David Brown, Libby Gillins, and Nancy Easterlin** were elected.
- 10) New Business – see #8: **Jon Sanborn** has standing water behind his house and has called the county to check on the **drainage**. It was **determined that** the land behind him belongs the Core of Engineers and is **decided to Old Town**. He requested support form the board if he gets no response from the county. **Jim said to let the board know** and they will look into it if needed. **There was a request to have Christmas decorations** this year and it was determined that **no one wanted to put them up last year** so Libby Gillins volunteered to help.
- 11) Adjourn: 9:05 and the new board members met and arranged a board meeting for Thurs. Oct. 4<sup>th</sup> @ 7:30.