

# **99 Wyatt Homeowners' Association, Inc.**

## **Board Of Director's Meeting**

March 10, 2022

Present: Michael Mino, Mike Tester, Susan Jenkins; Diane Lee (FPM)

The meeting began with an onsite inspection of the grounds of 99 Wyatt. The group subsequently convened in the Foothills Property Management Conference Room.

Minutes of the last meeting (March 7, 2022) were unavailable as they had not been submitted for approval to the board by the Secretary.

In the absence of the Secretary, today's minutes were recorded by Diane Lee.

Items identified during the inspection included:

1. Landscaper needs to trim the greenery and make it even with the retaining wall on the back side of the 600 & 700 buildings.
2. A branch going up the sidewalk towards University Ridge needs to be cut. It's hanging low over the sidewalk.
3. Greenery by the 200 building needs to be trimmed back where it is hanging over the drive.
4. Dead branch at the stop sign needs to be removed. It's dead and hanging in the tree and could fall if left.
5. Two treated 6 x 6 parking stops in front of the visitor's spots need to be realigned and anchored.

New items of business were discussed.

There was a discussion on charging new owners a buy-in or new owner transfer fee. The Board saw value in doing this to raise additional funds but also felt that for owners selling it would not be as desirable. The board deferred the discussion to the next meeting.

Annual budgets and regime fees changes were discussed. It was noted that 99 Wyatt operates on a calendar fiscal year prompting regime fee changes at the beginning of each year. Most prefer increased regime fees rather than assessments. We discussed setting any new regime fees for the following year prior to the annual HOA meeting.

The Board members discussed the recent vote to change the by-laws to include five persons on the Board. It was discussed as to when this needs to change from the current three members with the four at large members to five members. Some ideas included having a new election or waiting until end of 2022. More discussion to follow via email or at the next meeting.

There was also discussion of the professionalism of one elected and one at large member. One suggestion was to remove them through a "no confidence" vote. After discussion, including Mike Tester's conversations with several frustrated homeowners, a motion was made by Mike Tester and seconded by Mike Mino to call for this "no confidence" vote for Matt Faust and Adam Klein. This was based on misrepresentation in not disclosing their business relationship when directly asked at an owner's meeting, misrepresentation of known facts to homeowners, refusal to answer a homeowner's direct question (previously the individual insisted on full transparency regarding voting record), and other concerns. This motion passed unanimously.

The meeting was adjourned.