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| **AGENDA/MINUTES**  **Wenzel Park Home Owners Association Member Meeting**  **Wednesday June 29, 2022 6:30- 7:00 pm** | | | |
| **MEETING Attendees**  **Attendees:** | | | |
| **TIME** | **TOPIC** | **PRESENTER(S)** | **DECISION**  **ACTION NEEDED** |
| 6:30PM | Call meeting to Order   * Roll call of Members * Proof of Notice of meeting * Review of last year’s meeting minutes: | Wendy Wilson, HOA President  Rob Grande, Secretary | * All board members present * Introductions of homeowners present * By way of email notice and agenda * A quorum of members was verified * By way of meeting PowerPoint. Minutes accepted |
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| 6:35PM | Reports of officers if any:  2021-2022 Budget  WP Common Area Fire Prevention-Maintenance  Landscaping Maintenance of common areas  CC&R Homeowner Yard Maintenance  Expanding the HOA to incorporate the North area of Wenzel Drive (Islands Wood and Wyatt Park (Crosswater way) neighborhood.  Short Term Rentals (Airbnb, VRBO, etc.) | Jim Harris, Treasurer  Wendy Wilson, President  Wendy Wilson, President  Wendy Wilson, President  Wendy Wilson, President  Wendy Wilson, President | * Income, Expenses and Ending balance reviewed. This balance allows for future maintenance of trees, fencing repairs, landscaping of common areas, attorney fees etc. * HOA President met with Mt Hood Landscaping owner, Nate, to obtain a bid for cleaning up trees/debris in HOA common areas as suggested by the city of HV fire-fuel prevention specialist. The goal is to gradually, each year, hire the landscaper to keep the trees limbed up to 10’ and debris away from houses and fences.   The HOA members present were asked if this fire prevention strategy was something they are in support of for the safety of the neighborhood. By way of a show of hands, a unanimous agreement was made in support of adopting the fire prevention maintenance plan for the common area tracts.  Mt Hood Landscaping is the current HOA landscaping company. Recently there have been complaints from HOA members that the quality of the landscaping has deteriorated. The HOA President will meet with the Mt Hood Landscaping Co’s owner to review the contract and all of the common areas in the contract and set expectations. Previously the owner stated his company was having a lot of turnover of crews so that has led to some confusion and poor follow-thru on maintenance.   * Speaking of landscaping…we are all responsible to maintain our own yards and the strips between our houses and the sidewalk and the street. There are yard maintenance standards and penalties listed in the [CC&R’s](https://wenzelparkhoa.com/wp-content/uploads/2020/09/WP_CC_Rs.pdf) for expected maintenance. There have been complaints made to the HOA board that some homeowners are not maintaining their yards per the CC&R standards. Please take care of your yard and help your neighbor if needed. * Last year there was some interest expressed by some HOA members about incorporating Island Woods and Wyatt Park neighborhoods into the Wenzel Park HOA. These neighborhoods either have a defunct HOA or are unestablished. The members present were asked if there was still interest. By show of hands, the majority of the HOA members present were no longer interested in pursuing this. This will not be pursued. * Lot 32 was sold in 2021 and the owners have turned the property into a full time short-term Airbnb. Also Lot 70 functions as a part-time Airbnb. This is concerning to many homeowners in the association. The County and City of HV have no enforcement codes pertaining to short term rentals and neither do the Wenzel Park HOA CC&Rs. A discussion was had regarding the Pros and Cons of allowing short term rentals in our neighborhood. Several of the members present expressed concern that short term rentals pose a safety risk and devalue property. By way of a show of hands, a unanimous vote to pursue revision of the CC&Rs to restrict short term rentals was approved. The members acknowledge that Lot 32 and Lot 70 would still be permitted to operate as a short-term rental until a change of ownership occurred. The cost to revise the CC&Rs is between $2,000-$2500 . The HOA President will retain a HOA attorney to assist with the revision. |
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| 6:50 | Prospects for Secretary Role: Election  Completion of Voting and Counting of the ballots   * All Proxy Votes to be confirmed and applied as written * Must have a quorum * Board to vote, second, and approve new Secretary. | All  Secretary | A count of ballots showed a sufficient number of votes to confirm Lydia Kaseweter, Lot 31 into the secretary role for the 2022-2024 term. 32 votes in favor, none opposed.  The HOA board voted and seconded the approval of the new HOA secretary, Lydia Kaseweter. Congratulations Lydia! |
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| 6:55 | Open Floor to Property Owners   * HOA and/or Neighborhood topics |  | None |
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| 7:00 | Close the Floor and Adjourn |  | There being no further business brought forth to the HOA board the meeting was adjourned. |