

Wilderness Trails Owners Association Meeting

Monday, October 7, 2019 7:00pm

1. Q&A with Condominium Property Management
 - 1.1. Accounting Plus Package/Contract
 - 1.1.1. 3 year contract. Can get out anytime within the first 12 months
 - 1.1.2. Not involved in bidding. Can use any contractor the HOA prefers.
 - 1.1.3. Reporting to the board for self-auditing. The board plays the role of auditor including approving all invoices.
 - 1.1.4. Invoicing (required by mail for tracking purposes; paper trail should there ever be a need to present records for court)
 - 1.1.5. Collections
 - 1.1.5.1. Credit dings are at 30 days or 6 months.
 - 1.1.6. 30 days curtesy notice
 - 1.1.7. 60 days payment reminder
 - 1.1.8. 90 day Final notice
 - 1.1.9. Next 30 day is NCS. 110 day plan. Several notices and phone calls.
 - 1.1.10. If at the end of the 110 days there is no payment or payment plan, the credit is dinged.
 - 1.2. Pricing and Fees
 - 1.2.1. \$225 dollars per month. Prices escalate over time. Example given 25 dollars over 3 or 4 years
 - 1.2.2. Start up fee - \$100
 - 1.2.3. Credit dings - \$25 fee
 - 1.2.4. Letters for trustee - \$150
 - 1.2.5. Violation letters - \$15
 - 1.2.6. Copies and postage for invoicing or any other mailings
 - 1.2.6.1. If this is a notice regarding late fees the charge goes to the resident
 - 1.2.7. Filing taxes is mandatory - \$200/\$300 fee
 - 1.2.7.1. Wilderness has not filed taxes so far
 - 1.2.8. Sending to collections - \$50 fee
 - 1.3. Condominium Property Management: General Information
 - 1.3.1. Management company can consult with regard to restrictions but an attorney would need to be involved to change them. Management company recommends amendments vs. complete overhaul of restrictions in order to make some progress
 - 1.3.2. Can make payments through E-check or credit card (3% credit card charge from credit card company)
 - 1.3.3. Condominium Property Management is CAI certified
 - 1.3.4. Wilderness is on the smaller side for typical neighborhoods that are managed by CPM
 - 1.3.5. Advised that trying to keep fees as low as possible may not help keep up

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 - 1.2.7. Filing taxes is mandatory - \$200/\$300 fee
 - 1.2.7.1. Stated at the meeting that Wilderness has not yet filed taxes. The board was informed after the meeting taxes were filed once in 1984.
 - 1.2.8. Sending to collections - \$50 fee
 - 1.3. Condominium Property Management: General Information
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- 1.3.5. Advised that trying to keep fees as low as possible may not help keep up the neighborhood. Higher fees could discourage renting or other unwanted violations.
 - 1.3.6. Does not recommend the full service unless we want the company to address restriction violations
 - 1.3.7. There will be no insurance changes
 - 1.3.8. CPM cannot be a board member
 - 1.3.8.1. Indentures currently state the board shall be composed of five members, three of whom must be owners of land within the area described on page one.
 - 1.4. Advantages/Disadvantages
 - 1.4.1. Security - fidelity bond 1 million dollars, though they manage 12 million. This would be on top of the association fidelity insurance
 - 1.4.2. Benefit to using management company vs. an accountant is the management companies experience and familiarity with HOAs
 - 1.4.3. Once we have a new treasurer, the level of trust may not be the same
 - 1.4.4. CPM is the management company for the nearby Mirasol. Residents have heard and had first hand experience with a surplus of “nickel and dime” fees using CPM specifically.
 - 1.4.5. We will have a more balanced budget if we invoice quarterly. We already have the ability currently to setup payment plans with the treasurer.
 - 1.4.6. Concern a cultural component will be lost going with a management company
 - 1.5. CPM representative exits the meeting
2. Open forum among residents
- 2.1. Residents behind on payments
 - 2.1.1. 22 residents has past dues in the over 90 day column
 - 2.1.2. We are currently over 25K in outstanding payments.
 - 2.1.3. Comment about not being possible to motivate people to pay who already have bad credit
 - 2.1.4. Currently a finance charge is applied to delinquencies of 90 days or more. The finance charge is applied on the 23rd of the month after the following has occurred:
 - 2.1.4.1. A statement is sent to the resident once 90 days overdue
 - 2.1.4.2. If no response for 2-4 weeks, an email inquiry is sent about when payment can be expected
 - 2.1.4.3. If no response a finance charge will start on the 23rd of the following month. Interest is only charged on overdue assessments.
 - 2.1.5. Discussion about liens paying off when it is too late to do any good

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- 2.2. Discussion of how assessments are dispersed
- 2.3. It is noted that Aneta does not get paid
- 2.4. Restrictions
 - 2.4.1. Bylaws have not been amended since 2001
 - 2.4.2. The lack of enforcement allows violations to continue. Some believe this has had a negative impact on house sales and will over time bring the neighborhood down.
 - 2.4.3. One resident believes a pattern has begun that could drive away residents and drop property values. Bring up the neighborhood. Home values dropping. People not maintaining. Recommends hiring an attorney, updating to stricter restrictions so we can begin enforcing
- 2.5. Management Company
 - 2.5.1. There is merit in using a 3rd party so we can be neighbors instead of making collections from one another
 - 2.5.2. Klenke suggests to give it the 12 months and re-evaluate next year or pull out if it is not working out
 - 2.5.3. Residents request an itemized list of all management company fees
 - 2.5.4. Need to evaluate how much time the treasurer spends so that we can assess the value of the management company
 - 2.5.5. Concern that the bank account will be drained while the management company collects fees and the residents continue to fall behind
 - 2.5.6. Aneta does not mind continuing but points out there are people on the board that are concerned about late fees
 - 2.5.7. Matt Borzillo asks what the timeline is and if we are bringing the matter to a vote
 - 2.5.7.1. Barry Cundy states there is no need for a vote
 - 2.5.7.1.1. Statement that the board does not have this authority
 - 2.5.7.1.2. Statement that there could be liability for a lawsuit if a resident has their credit dinged and a pile up of fees but was not part of a vote to approve of the use of a management company
 - 2.5.7.2. Matt Borzillo motions to have a vote period.
 - 2.5.7.2.1. Jeannie Baumhoegger 2nd's the motion.
 - 2.5.7.2.2. Motion passes with a count of 26 in favor
 - 2.5.7.3. Some residents do not want to vote tonight
 - 2.5.8. Discussion about inconsistencies with bylaws with many examples given
 - 2.5.9. Several residents express interest in having the restrictions updated before continuing efforts on involving a management company
 - 2.5.10. Some discouragement is expressed that the committee working on restrictions has not shown results after one year
 - 2.5.10.1. Statement that some progress has been made and that it is a big

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undertaking

2.5.11. The majority of residents again express they want the committee to focus on the restrictions and for this to be the priority

2.5.12. Suggestion to draft a new restrictions document and submit it for residents to review. Upon review, set a new meeting for residents discuss in person

3. Meeting adjourned

Sign-In Sheet

Wilderness Trails Home Owners Association Meeting

October 7th 2019

7:00pm

Geggie Library

Name - Print	Phone Number (if new/updated)	Email (if new/updated)
Crystal Fry		
Aneta Kolb		
Barry Cundy		
Duan Reese		
Matt Klenke		
Sharon Dugan		
Sally Quibon		
James G B		
Kathy Brown		
Liz and Greg Oeltgen	314-517-7010	liz@seafarmmedia.com
Steve Haysen, Sr		
William Fenton	314-971-7897	ARE4156@hotmail.com

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Geggie Library

Name – Print	Phone Number (if new/updated)	Email (if new/updated)
Dennis Bamhoger	63	
Matt + Gretchen Boreille	---	---
John Pitts		
Gudda Belinson		
Amy B. Smith		
Roger Phillips		
PETE & MAUREEN SERVE		
Harold Webb		
Verna Long		
John D. Primm		
Lynn S. Swartz		
Tom Hickson		
Chuck Brockmeyer		
Susan Riosades		