

**SPANISH LAKES - GOLF VILLAGE HOMEOWNERS ASSOCIATION, INC.**  
**GENERAL MEMBERSHIP MEETING**  
**NOVEMBER 5, 2021**

**Call to order**

- The meeting was held in the clubhouse parking lot and called to order at 5 PM by Bill Neal.
- The Pledge of Allegiance was recited.
- Board members in attendance – Bill Neal, President; Susan George, Secretary; Sandi Pierce, Membership Coordinator. Absent – Doreen Van Buren, Treasurer.
- Bill introduced the BOD and reminded everyone that we still need a Vice President.

**Approval of Minutes**

- Susan George read the minutes from the 11/8/21 meeting. Pat Gately moved to accept the minutes as read. Dwaine Dinius seconded.

**Treasurer's report**

- Bill Neal read the Treasurer's report for the period of 10/7/21 to 11/4/21. Starting balance was \$3575.40. Expenses were \$317: \$22 for a member check that did not clear; \$295.00 for the Pool Party band. Income was \$697.00: \$28 from the last 50/50; \$145.00 in 2022 dues; \$524.00 in donations. Ending balance was \$3955.40. Dwaine Dinius moved to accept the report as written. Annemarie Huggins seconded.

**Membership Report**

- Sandi Pierce reported we currently have 252 HOA members (includes 2021 and 2022 members). There were 36 members signed in. Sandi requested that everyone be sure to sign in before leaving. She noted that in February we will be voting for officers and need to have a quorum at that meeting. Sandi asks all members who have not yet done so to pay their 2022 dues now.
- Sandi said we still need volunteers to help with upcoming events, including Christmas decorating, Election (Nominating) Committee, Fundraising, February Pool Party, March Flea Market and Memorial Day events. A Holiday Mixer committee has been formed. The Mixer will be on 11/4, from 7-10 PM in the Auditorium. Hors d'oeuvres, punch (spiked and not), desserts and coffee will be served. Tickets are \$5 and can be purchased after the meeting, on 11/17 from 1-3 PM, 11/19 from 5-7 PM and 11/20 from 10AM-Noon.

**Executive Board Report**

- Bill read the letter that Atty. Robert Burandt received on 11/2 from Wynne attorney, Andres Velez, stating that, "after further review, Wynne Building Corporation has decided **not** to pass on the real estate taxes as a separate charge." In essence, we won. Bill thanked everyone who helped show what can happen when people stick together for what's right.
- Bill noted that retaliation by Wynne Corp. would be illegal and if anything retaliatory occurs, let us know.
- As of 11/4, our legal expenditures were \$511.25 and we'd received \$759 in donations. We got an interim invoice on 10/7 for \$1,169.50 which covered our share of fees for the 2 meetings with the attorneys and various communications to that point. There will be additional charges for subsequent activities, but by not needing to go to mediation we will save an estimated \$1700+.
- There was a productive President's Meeting on 10/26 during which club presidents developed a calendar to coordinate upcoming events. The good news is things will be getting back to normal with social activities – dinner dances, parties etc.
- Bill reinforced the need for members to volunteer to help on committees.
- Bill shared some updated information about CBS homes in our park. Apparently back in 2013 – 2014 the Wynne Corp. was given approval to build CBS homes here. We don't know why they haven't so far, but there is a possibility it could happen.

- The Board has discussed inviting guest speakers for the general membership meetings. If anyone knows someone who might speak on a topic of interest, let the Board know.
- The Board has been considering the feasibility of running the Grille Mondays & Tuesdays.
- We will also be investigating why the Woodshop is not available to residents as it's listed as an amenity in the prospectus and used to be available for us.
- Sandi has reached out to the City regarding a 2<sup>nd</sup> egress for the park. She hasn't heard anything back yet.

### Open Floor

- Bette Alexander announced that there will be a Golf Cart Parade again this year. Everyone is invited to decorate their cart and join in the parade which goes through every street in the park. The tentative date is 12/18 (rain date 12/19). Details will be posted in the Newsletter and on the HOA website.
- Don Rodrigue thanked the Board for their work on the dispute but cautioned that it could happen again. He said he would be willing to pay \$10 annual HOA dues, with \$5 going to a "legal fund." Don also shared that he is providing Home Town News copies in the library, and also brought forms to request home delivery.
- Russ Hebert also offered kudos to the Board. He said he would like for meeting minutes to be posted to the website before the next meeting. Susan said that she tries to get minutes posted within 7 days after a meeting. Russ also questioned if there are long term renters in Wynne owned homes, which is not allowed per the prospectus, and asks why Wynne Corp. is not maintaining their homes like they expect us to. He noted that the Wynne signs at our park entrance are unattractive and not a positive advertisement for the park. Russ also shared that the park manager says he can't find people to work here, ~~but Russ questions if that could be because the salaries are inadequate.~~ and noted, "The prospectus says that the rent is based on, amongst other things, the amount of money the park manager needs to run and maintain the park in a pleasant manor and pleasing to the residents. With that said, if the rent included enough money, why aren't they doing it? When asked, their response is that they cannot hire enough people to do the work. My point is - if they cannot hire enough people, it means that their personnel expenses are way down and if personnel expenses are way down, then the rent should be lowered and not raised! Are they just pocketing the money that was intended for maintenance? We are paying for more and getting less!" Helen McLaughlin said there is a streetlight out on El Morrow that hasn't been addressed. A number of members voiced continued concern with the inadequate lighting around the clubhouse and throughout the park.
- Bill responded that, while we did prevail with the tax pass-on issue which was our primary focus in the dispute, that doesn't mean that we are finished. We will be addressing other issues such as poor maintenance, light deficits etc. We need folks to continue to share their issues with us so we can follow up.
- Mary Ann Kierych announced that with our security program again active, if you are going to be away you can fill out a form to arrange for the patrol to monitor your home while you are gone.
- Everyone was reminded to follow the protocol park ownership has established for lodging complaints (keep a copy of complaints and responses). It is outlined in the park Newsletter. It's important to go through the process so that if things aren't resolved, failure to communicate per protocol can't be used as an excuse.

### Announcements

- 50/50 Raffle – Gene Brown won \$20.
- The next General Membership Meeting will be on Thursday, December 2<sup>nd</sup> at 7 PM in the Clubhouse Auditorium. This is a return to our usual routine! There will be a 50/50 raffle and refreshments.

### Adjournment

- A motion to adjourn at 5:45 PM was made by Pat Gately and seconded by Fran Neal.

Respectively submitted,

Susan George, HOA Secretary

Amended 12/10/21