

WEXFORD CONSERVANCY  
BOARD OF TRUSTEES ANNUAL MEETING  
April 28, 2011  
Montclair Country Club  
DRAFT

**BOARD MEMBERS PRESENT**

|                 |                 |
|-----------------|-----------------|
| Jon Williams    | President       |
| Jason Salley    | Vice-President  |
| Joe Buckley     | Treasurer       |
| Ronna Parish    | Secretary       |
| Andrew Okolo    | Member at Large |
| Jerrie Williams | Member at Large |
| Fabiola Sanders | Member at Large |

**BOARD MEMBER ABSENT**

NONE

**MANAGEMENT ATTENDEES**

|                   |                     |
|-------------------|---------------------|
| Val Reynolds      | RH1 Management, LLC |
| Yolanda Henderson | RH1 Management, LLC |
| Suzette Henderson | RH1 Management, LLC |

**OTHER ATTENDEES**

NONE

**HOMEOWNERS PRESENT**

|                       |                      |
|-----------------------|----------------------|
| Traci Cosio           | 15075 Ardmore Loop   |
| Paul Seymour          | 15078 Ardmore Loop   |
| MariCarmean Cesar     | 15078 Ardmore Loop   |
| Jenifer Messner       | 15080 Ardmore Loop   |
| Roger Buck            | 15105 Ardmore Loop   |
| Brian Crawford        | 14920 Cummings Court |
| Robert Hoover         | 14949 Cummings Court |
| Andrea Pollard        | 15067 Jarrell Place  |
| Quincie Decamp        | 15084 Jarrell Place  |
| Nolan Akau            | 15086 Jarrell Place  |
| Sharon Ingram         | 15100 Jarrell Place  |
| Michael Sanders       | 15110 Jarrell Place  |
| Debra Hall            | 4413 Torrence Place  |
| Cynthia Foglio        | 4463 Torrence Place  |
| Kameshia Pate         | 4476 Torrence Place  |
| Amonique Clarke-Thoms | 14955 Whittier Loop  |
| Victor Powell         | 15040 Whittier Loop  |
| Karen Marcmann        | 15046 Whittier Loop  |

1  
2 **PROXIES RECEIVED**

|                        |                      |
|------------------------|----------------------|
| 3 Tanya Vance          | 15064 Ardmore Loop   |
| 4 Helge Korsnes        | 15094 Ardmore Loop   |
| 5 John Tillman Sr.     | 15104 Ardmore Loop   |
| 6 Daniel Dade          | 15106 Ardmore Loop   |
| 7 Solomon Lissanu      | 14916 Cummings Court |
| 8 Shaghayegh Estes     | 14927 Cummings Court |
| 9 Raleigh Robinson     | 14936 Cummings Court |
| 10 David Shaver        | 14942 Cummings Court |
| 11 Jennifer Lunt Lacy  | 14947 Cummings Court |
| 12 Everette Crowe      | 15072 Jarrell Place  |
| 13 Brendan McCann      | 15074 Jarrell Place  |
| 14 LaCresha Nelson     | 15091 Jarrell Place  |
| 15 Jamie Smits         | 15101 Jarrell Place  |
| 16 Francisco Tobar     | 15106 Jarrell Place  |
| 17 Loma Reyes          | 15106 Jarrell Place  |
| 18 Kisha Redcross      | 15114 Jarrell Place  |
| 19 William Moss Jr.    | 15124 Jarrell Place  |
| 20 Myra Bryan          | 4470 Torrence Place  |
| 21 Sylvanus Davies     | 4543 Torrence Place  |
| 22 Trina Miller        | 14919 Whittier Loop  |
| 23 Billy Gannon        | 14937 Whittier Loop  |
| 24 Abbie Brookman      | 14979 Whittier Loop  |
| 25 Angela Revis        | 14981 Whittier Loop  |
| 26 Anthony Anderson    | 14983 Whittier Loop  |
| 27 McKenzie Cockayne   | 14985 Whittier Loop  |
| 28 Peter and Amy Groff | 14997 Whittier Loop  |
| 29 Destinee Hayes      | 15000 Whittier Loop  |
| 30 James Adams         | 15004 Whittier Loop  |
| 31 Barbara Lyle        | 15030 Whittier Loop  |
| 32 Michelle Tran       | 15043 Whittier Loop  |
| 33 Heber Mata          | 15044 Whittier Loop  |

34  
35  
36 **AVENUE**

37  
38 Montclair Country Club

39  
40 **CALL TO ORDER**

41  
42 The meeting was called to order at 8:14 p.m. by the President (Jon Williams) with a formation of a  
43 quorum.

44  
45 **COMMUNITY FORUM**

46

1 The President thanked all present. The President emphasized that everyone must come to the meetings  
2 and get involved. Homeowners should install a sense of community pride.

3  
4 The President spoke briefly about the transitions of the previous management companies. The  
5 transitions resulted in some accounts being in error. Some people have had to do things twice such as  
6 submit proof of payment. The President apologized for any inconvenience that the community suffered  
7 during the various management transitions. The new management company has done a lot of work  
8 behind the scenes that a lot of individuals are not aware of in trying to correct individual homeowner  
9 records.

10  
11 The Board of Trustees has addressed a number of issues in the past year. The job of the BoT is to  
12 enforce the covenants. Homeowners should expect to follow the rules. When homeowners take pride  
13 and ownership in their community, property values increase. A minimum of 5% (\$5,000 per \$100,000)  
14 increase is expected when the HOA cause people to take care of their homes. When people are looking  
15 for homes to buy, 70% of people make up their minds about stepping outside of their cars based on the  
16 community and the exterior of the homes. The other 30% comes from between the appearance between  
17 the curb and the inside of the house.

18  
19 The President explained that several Board members are running again in this election. The governing  
20 documents do not preclude two people inside the same house from running again. Jerrie decided to get  
21 on the Board because no one wanted to run and she was already doing the work. The President thanked  
22 Jerrie for a job well done.

23  
24 The President thanked the current Board for stepping up and getting things done. The President again  
25 thanked everyone for coming to the meeting.

## 26 27 **APPROVAL OF MINUTES**

28  
29 Jon Williams made a motion to adopt the May 2010 Annual Meeting Minutes as written. It was  
30 seconded by Joe Buckley. The motion carried unanimously.

## 31 32 **OFFICERS' REPORTS**

33  
34 President: Spoke earlier.

35 Vice President: None

36 Treasurer: None

37 Secretary: None

## 38 39 **COMMITTEE REPORTS**

40  
41 Architectural: Started re-inspections two weeks ago. Weather has been a problem, but is making  
42 progress.

43  
44 The President thanked the Architectural Review Board for a job well done.

45  
46 The President explained that when the Architectural Committee goes around and inspect properties,

1 some people get upset. However, they are doing this to help increase property values. Individual  
2 homeowners should be upset with neighbors who do not fix up their properties. This affects the  
3 property values. Everyone should encourage neighbors to take care of their properties.  
4

5 A homeowner asked what can be done when people do not keep up their homes. The President  
6 responded that a number of things can be done. However assistance is needed from the community.  
7 The BoT and Management can not do everything.  
8

9 The Vice-President also stated that the BoT can assess individuals up to \$900 and tow vehicles. The  
10 Vice-President also stated that by the time the BoT goes through all of the legal channels, it can take up  
11 to two years to see any results. The quickest way to get individuals to respond is to tow their vehicles.  
12

13 The President also explained the restoration assessment. This is where the BoT authorizes a contractor  
14 to enter a property and make repairs. The homeowner is then assessed for the repairs. The problem is  
15 that this involves the commitment of community funds and there is no way of knowing when or if the  
16 homeowner will repay the community.  
17

18 A homeowner asked if the BoT can evict renters if the homeowner does not take care of their property.  
19 The President responded that the BoT can only hold the homeowner responsible.  
20

21 Andrea Pollard thanked the homeowners for fixing up their properties.  
22

23 **Election Time:** The President introduced the candidates. Kisha Redcross and Brendan McCann were  
24 unable to attend due to family and friend being ill. The President explained why the BoT had staggered  
25 terms. This keeps the BoT from turning over all at one time.  
26

27 There were four expired seats open. Owners are voting for 4 Board Members to serve for the next two  
28 years.  
29

30 The President allowed the candidates to speak.  
31

32 The President stated that he attended his first meeting in 1998 and later joined the Board in 2002. He  
33 became President in 2006 and has served as President since that time. The President also explained that  
34 the homeowners elect the Board and the Board members will determine the officers at the next BoT  
35 meeting. Last, the President stated that he hopes to have earned and get votes to serve again.  
36

37 Joe Buckley stated that he has been on the Board for the last two years. He has served as Treasurer for  
38 the last six months. His goals are to assist Management and the Community to operate as efficient as  
39 possible. Joe also stated that he has not done as much as other Board members, but he is out in the  
40 community.  
41

42 Fabiola Sanders stated that she has watched Joe worked the budget with Management and that people  
43 should vote for him. Fabiola stated that there are a lot of things that can be done with the community.  
44 Some homes have not been worked on. She also stated that she has not put much effort in the Board  
45 activities due to being in college. However, she stays in touch with people on Jarrell Place and sends  
46 them emails about what happens after the Board meeting. Fabiola stated that the President has a tough

1 job and that he deals with people who don't always conform.

2  
3 Kameshia Pate stated she worked for the Department of Defense and is also prior military. She has a lot  
4 of ideas and would like to bring energy to the Board. Kameshia also stated that the community is not  
5 one, but a whole and homeowners must work with the mechanisms to make the community better.

6  
7 Andrea Pollard, Chairman of the Election Committee, announced the following votes:

8  
9 Votes

|                    |    |
|--------------------|----|
| 10 Jon Williams    | 33 |
| 11 Joe Buckley     | 29 |
| 12 Kameshia Pate   | 27 |
| 13 Brendan McCann  | 24 |
| 14 Fabiola Sanders | 19 |
| 15 Kisha Redcross  | 15 |

16  
17 The elected Board members are Jon Williams, Joe Buckley, Kameshia Pate, and Brendan McCann.

18  
19 The president formally welcomed and congratulated the newly elected officials.

20  
21  
22 **MANAGEMENT REPORT**

23 None.

24  
25 **OLD BUSINESS**

26 None.

27  
28 **NEW BUSINESS**

29 None.

30  
31 **EXECUTIVE SESSION**

32 None

33  
34 **ADJOURNMENT**

35  
36 ***Upon a motion by Mr. Jon Williams and Seconded by Ms. Ronna Parish, the meeting***  
37 ***was adjourned at 9:48 p.m.***