

July 6, 2014 Consent Agenda by The Board of Directors of The Wynngate Homeowners' Association Inc.

Email Agenda Initiated By John E. Harrison, Interim President on July 6, 2014

Approved By All Board Members By Email As Follows:

William Stueck 7/7/2014

Charles Pennington 7/7/2014

Gerald Terwilliger 7/7/2014

Jack Brandon 7/7/2014

Shannon Lassiter 7/7/2014

Tim Brantley 7/7/2014

John Harrison 7/7/2014

Wynngate HOA Board Members:

The bylaws in Article 6, Section 8 allow for approval of action by consent of the board members without a meeting. In order to expedite the mailing out of the annual meeting and assessment notices I ask that each of you approve the following actions.

Examples of how to reply are : "Approve all", or "approve items 1, 2, 5, disapprove 3, abstain on item 4". **Please** just make it plain in your reply as to how you vote. **Your email replies will be made part of the official minutes of the Association.**

Please reply to this email indicating your approval or disapproval of each of the following five (5) actions:

1. **Ratification of initial officers** for the Corporation and Association from the date of this email through the close of business on the date of the annual meeting of lot owners (Aug. 30, 2014).
 - a. President – John E. Harrison
 - b. Secretary – William W. Stueck
 - c. Treasurer – John E. Harrison

(Discussion – I asked several of you about serving as secretary and/or treasurer. Bill said he would serve as one or the other, but not both. The bylaws allow a person to hold more than one office, so I will agree to serve as President and Treasurer through the annual meeting. We can discuss other options at our regular board meeting immediately following the annual meeting. We will need to elect officers again immediately following the annual meeting.)
2. **Set the amount of annual lot assessment for 2014 at \$400 per lot owned.**

(Discussion – I know two of you on the board have mentioned doing something to consolidate multiple contiguous lots into one \$400 assessment when it is your intent to NOT build on the secondary lot(s) and the secondary lot(s) are not for resale as investments. I'm open to exploring this issue but at this time that topic requires more examination and a change to the bylaws to allow for this type action. I ask that we hold that issue for discussion at a face-to-face board meeting. For now I ask that you each pay your respective assessments for 2014 at \$400 for each lot until we can explore this issue fully at a later date. If the board later approves to allow the change, we can refund the excess funds or apply a credit to the respective lot owner's account.)
3. **Send out Unpaid Reminder Notices for 2013.**

(Discussion - The transfer of responsibilities document assigns collection of outstanding assessments to the HOA. Crestview has only furnished records for 2013 and 2014, therefore, I propose we send out Unpaid Reminder Notices for 2013 to those lot owners that did not pay for year 2013 (A sample notice is attached to this email). If they do not pay after we send the notice, the issue will be brought before the board at a later date for possible additional actions.

4. **Grant the President the authority to mail out notices to all lot owners as soon as Roland Weaver signs the transfer of responsibilities document.**

(Discussion - Samples of the notices are attached: (1) Notice of Annual Meeting of Lot Owners, (2) Proxy Form for members, (3) Notice of 2014 Assessment, and (4) Notice of Unpaid Assessments to Lot Owners that did not pay for 2013. I anticipate the transfer document will be signed on Monday or Tuesday of this week. I will not mail out notices until I have confirmed the transfer document has been signed by Roland Weaver.

5. **Approve for me to open a Checking Account on behalf of the Association.**

(Discussion – I will fund the account with my 2014 assessment payment in order to open the account.)

Thanks to each of you for your participation and efforts to make our community better!

Best Regards,
John E. Harrison, Incorporator