

October 30, 2025 Wyndham Estates Homeowners Association Board Meeting Minutes

Present: Shari Baran, Megan Peel, Erdmund Strom, Shawna Teague, Maureen Newman

The meeting was called to order at 6:30 PM.

- I. Cameras- power is not working in the guard shack. S. Teague talked to an electrician. They will submit an estimate. All agree we want to have electricity in the shack. Software? No one knows anything about this. M.Newman to ask Cindy LeSage. (update- she does not know anything about software). S. Baran to get key to S. Teague
- II. Damage to Entrance- needs to be fixed- Leadership?
- III. Entrance Clean Up- Spring 2026: we want to have entrance power washed/cleaned
- IV. Discussion Items/Potential Expenses for 2026:
 - A. Management company- expense
 - B. Tree trimming- to be done this year. M. Newman to contact Jeremy's Lawn Care
 - C. Entry is sinking at guardshack- will fix this in spring. Expected cost to be around \$4000.
 - D. Dues - none are in favor of an increase
 - E. Road Signs- add some stop signs, perhaps some "Slow, Children Playing" signs. Maybe move/add delivery trucks use Lobdell entrance sign to more prominent location= try and enforce this
 - F. Trees- replacement/removal? Budget?
 - G. Minor Landscaping at Front
 - H. Weeds- we need someone to take care of this- find a landscape contractor in Spring
- V. Violation Issues-. unlicensed cars in driveways on Wyndham, house on Vintage- garbage screen needs to be re-installed or moved away from front of house M.Newman to ask Leadership to send letters to these homeowners.
- VI. Proposed Agenda for Nov 12, 2025 Annual Meeting:

Proposed Agenda:

- A. Call to order (Shari)
- B. Proof of Notice (Melissa)
- C. Determination of Quota (Melissa)
- D. Reading of Minutes from last annual meeting (Mauree)
- E. Reports from Officers
 - a. President (Shari)- Signs, clean up, new committees (Beautification, Welcome)
 - b. Treasurer (Megan) - budget
 - c. Secretary (Maureen) - minutes from last meeting- above

- F. Reports from Committees - Architectural (Bob)?
- G. Election of Directors (Melissa) - *can we do this earlier so that it is done before the end of the meeting?*
- H. *Other Business ?*