

Ad Hoc Fence Committee

Regular Meeting

Tuesday, February 10, 2009

6:00 P.M.

ATTENDEES

Mark Cornell, Oswald Willis, Rick Severs, Duane Bailey, Christina McCarty, & Mike Wagnon

Minutes

Meeting was called to order at 1801 by Mark Cornell. The minutes from the previous meeting(01/23/2009) were distributed for review and no objections were raised.

Discussion

The meeting opened with request by Mark Cornell for submission/discussion of the definition of "Maintenance" in regard to fences along the major entry/exit streets of Westcreek. Duane Bailey provided a definition of "maintenance" obtained on Wikipedia. It defines maintenance as "to keep up or preserve in original state or condition". It also stated "action performed to keep the object the same". No other definitions were provided. Rick Severs provided additional information that was covered in a Board of Directors Meeting from November 2001. The decision rendered at this Board Meeting stated "Damages to fences caused by home occupant are responsibility of the homeowner. Any landscaping, modifications, etc that contributed to decline of condition(ie "original state") would be considered as "Damage". Mark Cornell asked if subsequent owner would be held responsible for damages incurred by original owner. Oswald Willis stated that it would be difficult to assess the prior existing condition of the fence for every home, especially inside the fence line. It was decided that responsibility for such damages would transfer with change of owner. Duane Bailey, Mark Cornell, & Oswald Willis then raised the issue of original fence construction. If this was done improperly(ie "fence contacting ground") then this would cause the fence condition to deteriorate more rapidly.

The issue of HOA/Homeowner Ratio of Responsibility was then discussed. Oswald Willis brought up Administrative Resolution #17 that determined a 50/50 split for fence related expenses was equitable. Duane Bailey stated that the percentage split should more

accurately reflect the difference between an eight foot and six foot fence. Oswald Willis reminded the committee that regardless of the percentage split that the CC&R's required that the fences be maintained. He also reminded the committee about the findings of the 2001 Fence Committee in which four material types were examined for future fence projects. Oswald informed the current committee that homeowners he has talked with would prefer masonry/stone fence, but wood was selected due to cost considerations. Rick Severs then stated that all homeowners in the HOA have a vested interest in the aesthetic appearance of the fences on the major access roads to our community. Mark Cornell proposed that we maintain a 50/50 split for fence related expenses. Duane Bailey strongly objected to this proposal. Christina McCarty then asked if the homeowner could solicit bids and undertake the fence replacement themselves if it could be done in a more economical manner. Oswald Willis said that the construction and materials would have to meet standards mandated by CC&R's and the ARC. It was then proposed that a Homeowner Survey be conducted. Mark Cornell felt that a "Mail Survey" would not provide responses in a timely or economical fashion. It was then proposed that the survey be conducted via three avenues; VWOA Website, Paper Survey available at VWOA Office, and a table at the Annual Picnic on March 21, 2009. The survey would be approximately three to five questions and responses would only be solicited during March 2009. General consensus of the committee was to proceed with this project. Mark Cornell asked that the committee bring a list of possible questions to our next meeting.

Next Meeting

February 26, 2009 @ 1800

Adjournment

1847 Hours by Mark Cornell