

WELBOURNE MANOR H.O.A
GENERAL INFORMATION SHEET
ANNUAL MEETING: NOVEMBER 14, 2013

BOARD – COMMITTEE CHAIRPERSON ROLES:

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| 1.) Representative At Large:
Randy Clipson | Landscaping Committee Chair:
Dan Suer |
| 2.) Secretary:
Vanessa Jackson | Modifications Committee Chair:
Bill Hensley |
| 3.) Treasurer:
Matt Krupnick | Financial Review, Budget Preparation,
All Financial Administration &
Investment Management |
| 4.) Vice-President:
Russell DeJarnatt | Neighborhood Concerns Committee:
Open Position |
| 5.) President:
Jim Gorski | Pool Committee Chair: Mary Beth Fosse
Nominations Comm. Chair: Cindy Kariofiles |

NEIGHBORHOOD PARTICIPATION CREDIT METHODS:

- 1.) Serving on a committee and attending at least one (1) committee meeting.
- 2.) Attending one (1) neighborhood clean-up activity; which includes the pool grounds, the tennis courts, and/or the front of the neighborhood.
- 3.) Participation on the WMHA Board.
- 4.) Attendance at the neighborhood Annual Meeting.
- 5.) Hosting and/or assisting in the organization of Kids parties such as Halloween, 4th of July Parade, Outside Movie Night, or the Christmas Party.
- 6.) Signing up for closing the pool for a week per the Pool Committee instruction sheet, OR
- 7.) Making vendor pricing/quote calls for any of the Committees per the Committee Chairperson direct instructions.

NEIGHBORHOOD LIEN REVIEW:

TOTAL LIEN COUNT FILED:	6	
LIENS CLEARED FULLY - SALE:	2	Included all WMHA charges, 8 % interest from the date of the lien, and all legal and court costs.
BANK FORECLOSURES:	1	We have billed the bank from the date of the foreclosure, Awaiting payment prior to year-end and if not received, we will place the lien on the property again.
LEGAL AGREEMENTS COMPLETED:	1	WMHA has legal agreement, via the court, and we are receiving payments according to the plan, in the event the payments should stop, we have the legal right and will pursue the vehicles of the owners.
LIENS NOT YET PROCESSED IN COURT:	2	Two neighbors, one will be receiving our legal papers within the next week, and the other is fully knowledgeable but unwilling to make any other payments and/or accommodations, so the Board has agreed to continue our standard approach.

NEIGHBORHOOD NOTES:

- 1.) To date, each of the liens that the WHMA has attached have been granted, and have been awarded interest at 8% per annum, along with all/full court costs and legal fees. In the future, while we may think this to be the norm, we don't have any ability to state this to be the case; therefore, we may have a future expense in going through the process of collecting these bad debts from our neighbors.
- 2.) We are continuing the Board's stated policy of processing liens when the A/R debt approaches \$ 1,000.00, and pursuing legal action for full collection when the debt exceeds \$ 2,000.00. At the current dues structure, this typically means filing liens at or about two years, and then pursuing legal action at or about 3 ½ to 4 years. The Board feels this to be a reasonable policy.
- 3.) During 2013, we concluded a legal agreement and have begun receiving payments in accordance with the plan; in addition, we have just begun proceedings on our second legal action v. one of our neighbors.
 - a.) As has been our Board policy, we will not divulge the names of these neighbors at the Annual Meeting; however, in keeping with our fiduciary responsibility to our neighborhood, we will respond and provide this information to any neighbor who requests this information in writing.