

SPECIAL BOARD MEETING FOR NON-COMPLIANCE COMPLAINTS
MAY 11, 2011

A special WPCA Board meeting was called for May 11, 2011 to address the three (3) non-compliance complaints filed by Dean Sanderson. This meeting was held at the home of John Ross and was called to order at 7:05 PM, by President, Roxanne Adams. Present were Board members: Kris Kerns, Travis Hamm, Dan Gee and John Ross. Homeowner's present were: Joni Ross, Hugh and Roxanne Adams and Dean Sanderson. It is noted that Mr. Sanderson is tape recording this meeting. Andrew Eckman, is on speaker telephone.

Roxanne turned the meeting over to Dan Gee, Vice-President, in accordance with Amendment #9.

Dean Sanderson states the complaint is against Lot 31—not specifically Andrew Eckman. Issue #1--Complaint of Non-Compliance--Motor Home

Mr. Eckman states:

1. He does not own a motor home.
2. He does not have any guests who have a motor home.
3. Three (3) years ago he did own a motor home.
4. States pictures of motor home included in complaint, was not in front of his home on/or about April 13, 2011 as stated in complaint.
5. Cannot identify motor home in the pictures.

Issue #2--Complaint of Non-Compliance--Structure

Mr. Eckman states:

1. Structure was approved by the WPCA Board ten (10) years ago. At which time both Mr. Eckman and Mr. Sanderson were WPCA Board members.

Mr. Sanderson questions why records have not been kept forever--not just seven (7) years. Mr. Sanderson states no approval was given, and he has only personal knowledge of this. The same issue was addressed at the April 25, 2002 WPCA Board meeting. The telephone conference with Mr. Eckman was terminated.

Mr. Sanderson questions why the meeting was called—did Amendment #9 call for an open or closed meeting. Ed Freeman, who wrote the Amendment was contacted by telephone and told us how it was meant to be handled and enforced. A motion was made

by John Ross and seconded by Travis Hamm to move ahead with the decision making as it was intended. All five (5) Board members were in favor, none opposed. Mr. Sanderson objected to it being a closed meeting regarding the decision making process. When asked if Mr. Sanderson wanted a general Homeowner's meeting called, he stated he does not answer questions.

These two (2) complaints will be addressed by the four (4) Board members.

At 7:35PM Dan Gee, asked Hugh Adams, Lot #98, to address the Complaint of Non-Compliance—Structure, filed against him by Dean Sanderson. Mr. Sanderson went on to say he had not listed Mr. Adams's name, but it was against Lot# 98. Mr. Sanderson also stated he had not filed the complaint with a Board member, but had given it directly to Mr. Adams, so that he could handle it. Kris Kerns questioned why the complaint was not handled the same as the other charges of complaints against Lot #31, and Mr. Sanderson would not answer the question. He again stated he does not answer questions. Mr. Sanderson objected to the Non-Compliance Complaint being filed.

Mr. Adams states:

1. Not a single family residence.
2. Not a structure or dwelling.
3. No improper or offensive activity going on.
4. Not an annoyance of a nuisance.
5. Not used for storage.
6. Is a play set/play scape.

Mr. Adams presented picture of nine (9) other play sets that are now erected in the back or side yards of homes on Rolling Greens Drive and Meadowcrest Court.

Mr. Sanderson requested an open meeting while the Board members discussed the complaints prior to making a ruling. The Board members denied this request. Dan Gee asked that the Adams's and Mr. Sanderson leave while the Board discussed all three (3) complaints.

Edkman's Issue 1: It was proven to the Board that the motor home did not belong to the Eckman's.

Issue 2: Prior approval was given to the Eckman's over ten (10) years ago.

Adams's Issue: The Board felt the "play fort" is in no way offensive, immoral, improper or non-aesthetically pleasing to other homeowners.

Dan Gee made a motion to dismiss all three (3) above complaints and received unanimous support from the Board.

All Homeowners are encouraged to first work together as a community to resolve such issues. However, to the extent you would like Board involvement, it is required per our bylaws that a written complaint be presented to a Board Member vs a Homeowner. The goal of the Board remains to ensure proper signage is in place, our streets are clean and

snow free, our common areas are weed free and maintained and our subdivision remains aesthetically pleasing. As we enter in the summer season, please ensure your yards meet these common goals to ensure that WPCA remains a desirable place to live.

The Special WPCA Board meeting called to deal with Non-Compliance Complaints was adjourned at 8:17 PM.

Respectfully Submitted,

Dan Gee
WPCA, Vice-President