

Special Meeting with Bob Williamsen March 1, 2018

A special meeting was called for the HOA Presidents to meet with Bob Williamsen, the owner. 18 HOA's attended. The new development will be called Oaks Estate East and will cover all the new homes that are to be built.

Mr. Williamsen introduced himself and gave a brief history on how he obtained the Golf Course, etc. He had invested with Ray Watts and Mr. Watts' partner. The property was foreclosed on and he became the new owner. He has spent the last year trying to figure out how to improve the Community.

He stated the course is closed and will not reopen. He has signed a contract with a national builder. They have 45 days to do their diligence on the property. In mid-April the contract becomes official and the improvements can start. The first thing will be to improve the front entrance and improve the roads. The Bradford Pear trees will come down.

To totally rebuild Sunnehanna Drive would cost about 1.2 million, so it will not be rebuilt. He will keep repairing the pot holes as they occur. He then stated that he gave a check to Bob Becher to cover the cost of the work we had done, \$4605.00. Bob Becher will refund the money we collected to the donors. By early summer, Bob Williamsen, hopes to have a sand seal put on Sunnehanna.

He said records show that the owner of Island Green always maintained the road. He is looking into having the HOA's AND the owner of Dogwood, Kevin Wolff AND Bob Williamsen open an escrow account for maintaining the road.

HOA's want more info – costs, who operates the escrow account, etc.

Mr. Williamsen will get back to us on this. When all the building is done, a layer of 1 1/2 to 2 inches of asphalt will be put down and the road will look good.

When the Contract with the builder becomes legal in mid-April, the Engineer will begin designing Phase 1 (between FWL & FWV) there will be 38 homes on the fairway with Lots 60 x 100. Phase 1 will have approximately 140 homes. The price will range between \$175,000 to \$200,000. All HOA roads will stay private and no heavy equipment will be on them.

The Builder will make his own roads. The designing will take about three months to get to the County. The County could take up to five months for the permits. Work on the property should begin by spring of 2019, the houses in June of 2019.

Would a second entrance be built? No, most of the property is landlocked
Road Maintenance fees? Would be billed thru the HOA's. This will be discussed again.
Guard house? Will stay for the time being.

Club House? Don't know future of it. One of the men who broke into it is out on bail.

Contact Person? Bob Worrel will be the contact person for Mr. Williamsen, so all questions should be directed to him.

Ditches? Short term – he will get in touch with the Survey Company and have them clean out the braches they cut.

Long Term- ditches on Sunnehanna Drive will be under the Sunnehanna Road maintenance program.

Logging? He needed to do the survey work so he knows which trees were his. Once the design is done, the clearing of trees will start. He will look into having the fallen trees cleaned up.

Dogwood property? Both Bob Williamsen and Kevin Wolff, the other owner, are trying to work together – they have a meeting today with the builder Mr. Williamsen is using. Mr. Williamsen will meet with Rick at the Club House today about the lawn cutting equipment and getting it fixed for our usage.

Mr. Williamsen thanked us for our time and said he would be glad to come back for another meeting and update.