



Town of Wyoming
Workshop
Wyoming Municipal Building
May 4, 2017, 7:00 p.m.

CALL TO ORDER – Mayor Rife called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE – Mayor Rife

MOMENT OF SILENCE FOR OUR TROOPS – Mayor Rife

ROLL CALL

Council Attending: Mayor, Dale Rife; Vice-Mayor, Doug Denison; and Treasurer, Kyle Dixon.

Council Absent: Secretary, David Reed and Open Seat

Mr. Denison motioned with a second from Mr. Dixon to excuse Mr. Reed from the meeting due to other commitments. Mayor Rife, Mr. Dixon, and Mr. Denison, Aye. None Opposed. Motion carried.

Staff Attending: Laura Connor, Town Clerk

Audience attending: Andrea Anderson, Tom Davis, Lucinda Davis, Joanne Mattern, Mike Sprick, Joyce Sprick, Heather Stauff, Erik Stauff, Denise Brown, Gary Brown

ADOPTION OF AGENDA

Mr. Denison moved to adopt the agenda as presented with a second from Mr. Dixon. Mayor Rife, Mr. Denison, and Mr. Dixon, Aye. None Opposed. Motion carried.

PUBLIC COMMENTS: None

NEW BUSINESS

Mr. Denison explained to the audience the reason for the meeting.

Mr. Davis indicated that he received advice from two (2) different attorneys and they both provided him with the same direction on how to dissolve the HOA. He tries, but is getting no assistance and is very frustrated.

Mrs. Mattern indicated that there was always a challenge with getting officers and participation from the residents.

Mr. Denison explained the benefits of being within town limits. The liability insurance is still in question.

There is an option to add each portion of property taxes for the two (2) open lots to the individual tax bills for each resident.

Mr. Davis asked who owns (who is responsible) for the pond – Mr. Denison reply with the HOA is responsible.

Mr. Denison described that Kent County Recorder of Deeds has a HOA deed that is connected to each individual residential deed.

It was questioned – can the HOA deed the two (2) properties to the Town of Wyoming? This is not an option.

There are companies out there that will take over the HOA, but the same problem will occur – lack of participation and lack of payment.

Mrs. Connor agreed that she will create a document summarizing the taxes due, breakdown for each resident, an agreement on cutting the grass and other items that were discussed and mail a copy to all residents.

Mr. Davis indicated that he has paid his portion (1/16th) of the open space taxes due. This will be verified prior to sending out the letters.

All were in agreement – if another meeting is needed, ample notice will be provided and Saturday morning is an option.

Mr. Dixon made a motion seconded by Mr. Denison to adjourn the meeting. Mayor Rife, Vice-Mayor Denison, and Treasurer Dixon, Aye. Motion carried.

Meeting adjourned at 8:15 p.m.