

Woodlands Winding Brook HOA

Board meeting March 9, 2017

The meeting was called to order by Cindy Johnson at 7:05 pm. Board members present: Cindy Johnson, President; Jeanette Clausen, Vice President; Elizabeth Starr, Secretary; and Cathy Brown, At-Large. Ken Shafer, Treasurer, was absent. Financial Manager Carolyn Brown and Property Manager Dave Thornbury were also present. Homeowners present were Connie Beckwith, Charles Hahn, Doris Hahn, Kriste Lindberg, Matt Odle, and Steve Wennerberg.

Approval of minutes: Cindy moved, seconded by Jeanette, that the February minutes be approved, with the correction that that Board voted to approve Jeanette Clausen taking over both Randy West's terms and his position as Vice President. This was approved.

Financial manager's report: Carolyn gave her report, highlighting the \$5178 in legal fees due to our lawyers' billing us in a lump for many inquiries and opinions over the last year on interpretation of the Covenants, questions of homeowner vs. HOA responsibility for various types of repairs, voting issues related to the elections, etc. Our lawyers charge between \$200 and \$260 an hour. Carolyn has also prepared our 2016 taxes (federal is \$12 and state is \$3).

Property manager's report: Dave gave the report, starting with **in-progress projects**.

2303—Roof leak has been tarped until a new roofing plan is established by the Board.

All units—Gable vents are in progress.

Powerwashing—authorized by the Board, still to be scheduled. Homeowners will be reminded to take plants off of decks, etc. The powerwashing will not include sealing or staining, but homeowners will be informed of approved stain to use if they wish after the powerwashing is completed.

2382—Basement leak, scheduled repair immanent

Lawn care bids—In progress

Roofing bids—In progress

Completed projects:

2376—Trees removed from patio, no HOA covered structural issues.

2395—Basement leak has been repaired and the bills have just gone to Carolyn.

2386—Possible foundation issue with crack in slab and linoleum tears. Nothing to do at this point, per structural engineer's report.

There was some general discussion of landscaping issues. Dave will have Landmark come out to fix some recent damage to one homeowner's area.

Treasurer's Report. As Ken was out of town, Cindy summarized Ken's written report, highlighting the fact that we more or less broke even on our 2016 budget. Overall, "we didn't salt away very much into our 'Capital Replacement Fund,' but we did accomplish some big projects without drawing on our money market reserves very much." For 2017, we are looking at some probably shortfalls due to expenditures already incurred for repairs for basement leaks and the deck reinforcements, and some

possible big projects coming up such as roof restoration or possible roof replacement, erosion control, and dumpster shed repairs.

Old business:

Denise Peet court case: As Denise passed on Jan. 31 of this year with no estate, the case has been dismissed. Representatives from the Court's Victim Assistance program contacted the Board to let us know.

Landscaping contract: The Board is soliciting/reviewing bids.

New business:

Trash contract. The Board had received three bids. One homeowner commented that Tempo has been doing a good job cleaning up the dumpster areas every two weeks.

Cindy moved, seconded by Elizabeth, that we accept the bid from JB for one year. This was approved.

Capital improvements for 2017: As reported earlier under the Property Manager's report, bids are currently being gathered.

Homeowner comments:

Kriste stated she had an electric grill in her front yard which she wanted to donate to the common area by the pond. This was accepted with thanks.

Cathy and Jeanette reported they intend to write a small grant to HAND for spring clean-up, upgrading of decrepit picnic tables, etc. The grant is a matching grant, and the grantee contributes at least 10% in cash, the rest in labor. Deadline for the grant application is April 17.

The meeting was adjourned at 8:25 pm.

The next meeting is April 13, 2017.

Respectfully submitted,

Elizabeth Starr

Secretary