

Woodlands Winding Brook HOA

Called Board meeting August 17, 2017

This special meeting to discuss drainage issues was called to order by Cindy Johnson at 5:30 pm on the Woodlands pond deck. Board members present: Cindy Johnson, President; Jeanette Clausen, Vice President; Elizabeth Starr, Secretary; Cathy Brown, Treasurer; and Linda Blair, At-Large. Special guests presenting bids from C&H, Nature's Link, and Hoosier Water Away were also present. Homeowners present were Susan Frew, Charles Hahn, Doris Hahn, Keith Mize, Aran Mordoh, Matt Odle, Judy Schmid, Ken Shafer, Diane West, and Randy West.

Drainage bids. For this special meeting, representatives from all three companies that had submitted drainage proposals were invited to present their ideas and answer questions.

Schedule:

5:30-6:00pm C&H

6:15-6:45pm Nature's Link

7:00-7:30pm Hoosier Water Away

7:30-8:30pm Discussion and possible vote

All three companies had been invited to respond to the following questions:

- Which area of the Woodlands would you work on first, and why?
- How will your plan solve our grading and drainage problems?
- How long can the "fix" be expected to last?

The meeting flowed along well, with representatives appearing on schedule and presenting informative presentations, including (in two cases) brief walk-arounds to look at specific areas of the property and how they might be handled. Board members and homeowners followed along on the spreadsheet that Cathy had prepared and asked questions freely.

In answer to certain specific questions:

- All three companies were in agreement about the "worst" areas; all would start work along the north end of the property (the line of buildings fronting against the MCSCC woods).
- All companies had plans for directing the water away from buildings, though methods varied.
- C&H could start pretty much right away and would need 4-6 weeks to complete. Nature's Link could start within 3-4 weeks and would need 3-4 weeks to complete. Hoosier Water Away could start pretty much right away and would need 6-9 weeks per group of 3 buildings.
- C&H and Nature's Link both felt that once the solutions were implemented, they would "last" as long as the property continued to be maintained. Hoosier Water Away claimed their drainage system would last for about 40 years.

Two of the bids were comparable in price and general approach (though neither bid was fully completed and needed some additional work to also fold in a plan for dealing with the backs of buildings). These bids were both in the low \$30K range for solutions that included moving earth, burying new gutter

pipes, adding swales, building retaining walls, and removing plants around the community. Both companies were asked to revise their bids and resubmit by the end of the following week; both readily agreed. The third bid was for over \$128K, and presented a comprehensive plan for building an underground drainage system to move water away from all building foundations throughout the community.

After the three presentations, there was a free and lively discussion about the merits of the different approaches and what the Woodlands budget might allow. As Board members and homeowners discussed, a clear consensus among all those present began to emerge.

Although Hoosier Water Away's proposal was by far the most expensive, all present had been very impressed with the presentation. The group felt HWA had had very good answers for dealing with some of the most problematic areas (such as the low spot behind Matt Odle's unit and the "flat" yards with no slope around the Circle). Homeowners also felt that HWA's plan took an "engineering" approach that looked deeply at the overall topography of the Woodlands, thus removing the need for an additional topographical study by an engineering firm. It was felt that the HWA drainage system would do the best job of directing water away from all buildings and that, in light of three major wet basement repairs in the last year (totally \$10K-\$15K each), with more surely on the way if nothing is done, the expense of the HWA solution would pay for itself within a few years. We discussed the fact that we had plenty of money in reserves and that it would be appropriate to put some of that money towards an excellent drainage system now (balanced by putting off roof replacements for a while longer by taking advantage of more aggressive roof restorations in the meantime). HWA had also offered essentially a 10% discount on their bid (removing mobilization and site prep fees per building) if we could agree to accept their bid with all work to be completed within 2 years.

Cathy moved, seconded by Jeanette, that the Woodlands Winding Brook HOA accept the bid by Hoosier Water Away and negotiate with them to do the job over two years, with buildings 1-7 to be completed this year and buildings 8-14 to be completed in 2018. This was approved unanimously.

[Note that buildings 1-7 would comprise most of the Circle; buildings 8-14 would be the rest of the Circle (buildings backing up to the pond) and all buildings on the Court.]

The Board wishes to thank all homeowners who came and made this a very successful meeting!

The meeting was adjourned at 8:30 pm.

The next regularly scheduled Board meeting will be 7:00 pm Thursday, September 14, at the Monroe County Public Library.

Respectfully submitted,

Elizabeth Starr
Secretary, Woodlands Winding Brook HOA