

Woodlands Winding Brook HOA

Board meeting November 9, 2017

The meeting was called to order by Cindy Johnson at 7:02 pm. Board members present: Cindy Johnson, President; Jeanette Clausen, Vice President; Elizabeth Starr, Secretary; and Linda Blair, At-Large. Treasurer Cathy Brown was absent. Financial manager Carolyn Brown was present; Dave and Geri from Tempo were absent due to the annual meeting of another HOA. Homeowners present were Kriste Lindberg, Aran Mordoh, Ken Shafer, and Steve Wennerberg.

September minutes. Jeanette moved, seconded by Linda, to approve the September minutes. This was approved.

Financial manager's report. Carolyn gave a report starting with September, as this was skipped due to the annual meeting in October. September income was about \$17K, and our deficit due to expenses (such as the drainage and roof projects) was about \$24K, but we had plenty in reserves to cover this. Receivables have continued to come down, currently to about \$9K. The auditors are just about finished with the audit of 2015 and are preparing the report; they will then start on the review of 2016. They hope to come to January or February meeting to present their report.

Cindy moved, seconded by Jeanette, to accept Carolyn's report. This was approved.

Property manager's report. As neither Dave nor Geri were present, Cindy summarized the report. In addition to the many small and in-progress repairs, Phase 1 of the drainage project has been completed (Buildings 1 & 2), and Phase 2 is in progress (Buildings 3, 4, & 5). The report is appended at the end of these minutes.

Treasurer's report. As Cathy was absent due to a family wedding, Cindy summarized the report. Cathy has completed the third quarter review of the books and found no discrepancies.

Building & Grounds Committee report. Jeanette reported that after conducting a survey, B & G determined that there was insufficient interest to pursue working on a formal neighborhood watch program at this time. Aran, new volunteer to the committee, had drafted a proposal for working on parking issues that has been forwarded to the Board. The proposal includes a suggestion for possibly redistributing or reassigning visitor spots.

Cindy moved, seconded by Linda, that Aran Mordoh be appointed to the Building & Grounds committee. This was approved, with many thanks to Aran.

Old business.

Grading and drainage update. Cindy and Geri walked around with Anthony from Hoosier Water Away for an hour and inspected the Phase 1 work before final payment. Work is continuing now on Phase 2.

Roof repair/restoration update. Four roofs are done with one more to do (one extra one came up after 2366 developed a leak, so that roof restoration got bumped up to this year). Cindy clarified that Exterior Wood rotates the spigots used during the cleaning so that no one homeowner is unduly burdened. All the buildings will eventually be restored and so all homeowners will share equally in the water expense by the time the project is complete.

Tree update. Cindy reported that she will walk around with Seth's map to make sure all the trees scheduled for removal got done. Nature's Link has been grinding the stumps of trees that were cut down last year. If anyone wants wood chips, they are available upon request from Seth or Lester. On his report, Seth had earmarked trees for next year, and he'll review that list. Lastly, a number of trees were trimmed.

New business.

2018 fees. As Cathy was not present, Linda presented several scenarios with different possible fee increases that Cathy had prepared. Linda explained how our income relates to saving for large future expenses (i.e., roof replacements). Currently we are doing roof restorations to "buy time" and put off roof replacements for another 7 or so years. We won't get to \$35K needed per roof replacement in 7 years unless we increase our fees. For example, a \$5 increase per unit per month would generate \$27K over 7 years. A \$10 increase per unit per month would generate \$55K in 7 years. A \$15 increase per unit per month would generate \$83K in 7 years. Probably we need to look at increases for the next few years. When we raised the fees in 2017, it was the first increase since 2008. Cindy commented that other HOAs, such as Peppergrass, have a regular fee increase of 6% per year. If we had increased fees 6% a year since 2008, we'd be at \$334 per unit per month now (not \$235). One homeowners commented that increases need to be between \$10 and \$25 a year for several years for us to catch up. It was also commented that last year we spent over \$30K on repairing basement leaks, and we assume that will drop to near zero after the drainage project is complete. There was also some discussion on whether it would be possible to do a second round of roof restorations to buy another 7 years before roof replacements begin. There was further discussion of whether high fees help or hurt when trying to buy or sell a unit, whether it was better to raise fees gradually every year or do a big fee raise less frequently, etc.

Linda moved, seconded by Jeanette, that the HOA raise the monthly fee 4% (\$10) starting in January 2018. This was approved unanimously.

Snow removal bids. Three bids had been received, with snow push prices ranging between \$1700 and \$1975 per push, with other services also outlined. Some bids were

more generic and others were more detailed to our property. Some bids were very clear on materials used and services provided, and others were less clear on one point or another, making the bids difficult to compare on all points. After much discussion, several motions were made.

Cindy moved, seconded by Linda, that we accept the snow removal bid from C&H contingent upon information about what they use to treat ice (something ecologically sound preferred), how early they can get out for salting front entry (no later than 6:30 am), and if they remove snow up to the sidewalks. This was approved with three yes votes and one abstention (Elizabeth).

Linda moved, seconded by Elizabeth, that if we do not like the answers given by C&H, we authorize Cindy to negotiate with B&L. This was approved unanimously.

2394 foundation issues. Three bids had been received, ranging widely in price and scope of work. There was a long discussion of the different companies and approaches.

Elizabeth moved, seconded by Cindy, that we accept the bid from United Dynamics. This was approved unanimously.

Homeowner concerns/comments. Aran reported on the free fire alarm program from the Red Cross if fire alarms are more than 10 years old. A December date was selected and Jeanette will put it in the newsletter.

The meeting adjourned shortly before 9:00 pm.

The next meeting is to be held on January 11, 2018, at the Monroe County Public Library

Respectfully submitted,

Elizabeth Starr
Secretary, Woodlands Winding Brook HOA



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Woodlands Maintenance Report

Tempo Properties Inc.

11/09/2017

In Progress Projects

- Grading/Drainage plan – Hoosier Water Away – Ongoing
- Exterior Wood Restoration Building #4 – TBD
- 2360 – Sidewalk slope – Rescheduled – TBD
- 2303 – Bathroom ceiling repair – Waiting on Contractor's Schedule
- 2293/2366 – Holes in Foundation – PPS looking for matching siding
- 2394 – Crack in Foundation – Bids Received
- Clean Garage Gutters – Probably first week of December

Almost Completed Projects

- Large Scale Tree Removal – Bluestone 11.8 – Need to Verify with Seth
- Chimney Inspections – 11.06.2017-11.07.2017 – Five units left – Reschedule

Completed Projects

- 2366 – Termite Inspection – 11.06.2017
- 2293 – Gutters Unclogged – 11.03.2017
- Speed Bumps Put in Storage/Water Spigots Covered – 11.01.2017
- 2393 – Check Deck for White Stripe – 10.30.2017
- Dumpster on the Circle – Brighter Light Installed – 10.30.2017
- 2393 – Outdoor Light Malfunctioning – 10.23.2017
- Door to Garbage Area near Garage #5 Repaired – 10.18.2017
- Buildings #8 and #14 Exterior Wood Restoration
- 2305 – Basement Door Realigned – 10.13.2017