

Woodlands Winding Brook HOA

Called Meeting Minutes

June 4, 2019

I. Introductions and Call to Order

Members Present: Linda Scott, Connie Beckwith, Steve Wennerberg, Alessandra Ferrerio, Kriste Lindberg, Shelley Taylor, Aran Mordoh, Ken Shafer, Sarah Taylor, Todd Taylor.

Elizabeth called the meeting to order at 5:35. The meeting was called to discuss the city's offer to purchase some of our property to incorporate into their upcoming Rogers Rd. project.

II. Rogers Road Project

Todd Taylor from the project management team presented the plan for the new pathway, describing where it is going to go and how our land was impacted.

Total price offered is \$9,220. The breakdown is as follows:

The offer is for a new fee right of way of .021 acres valued at \$80,000/acre. The proposed area is largely forest around the new pathway that will be constructed. The total offer price for this fee right of way is \$1700. The offer also includes amounts for sidewalks (that will be taken and replaced) at \$3,089 and for the pedestrian bridge offered for \$3630.

The offer will also compensate us for a temporary right of way to use 0.036 acres during the construction. The compensation is not based on fee value because it is only a temporary interference with the land.

Mr. Taylor reiterated that the biggest change is going to be loss of trees. He assured us that they will only take what they have planned, and they will plant many, many new trees.

Q&A with Homeowners and Mr. Taylor:

- What will happen to the privacy fence?
 - He was not sure and would have to confirm whether this would be affected. It should be listed on the purchase agreement if it was going to be taken.
 - He said it looked like the existing fence line goes maybe a couple hundred feet to the west of winding brook court. There was no indication that it would be taken. But it also shows that it sits in the existing right of way. If this is true, we would not be entitled to compensation because it may be built on an easement.
- What is the timeline for construction?
 - He suggested that this is not as major some other road projects. This is closer to a 4-6 month project.
- Will there be a crosswalk?

- Yes, there is going to be a median with a pedestrian walkway to the west of our entrance.
- Will there be a streetlight?
 - He was not sure, but he could follow up.
 - We could pay to have one put on with Duke at the same time that this is ongoing.
- What will happen to our sign and landscaping lights at our entrance?
 - He would have to look into this for us. He said he would ask Brock to work with the city for this.
- Can we have an additional speed limit sign heading west from the Sare Rd. roundabout?
 - He would ask about that.
- Can we preserve the rocks from the wall?
 - Yes, but we will have to work with the contractors to get the rocks put where we want to put them. This will likely be at our own expense.
- What safety features will be installed to protect pedestrians from cars sliding off road due to the steep slope?
 - There is going to be a curb installed down to Jackson Creek.
 - There will be guard rail along the creek.
- Should unit owners along the road be concerned about foundation disruptions given the ongoing basement issues some owners are experiencing in that area?
 - Todd explained that there may be some disturbance if there is a need to hammer rock too close to the building.
 - He instructed any concerned homeowners to contact the city engineers as soon as possible.
- What is our timeline for responding to the purchase agreement?
 - Todd said that he will give us an extension of time so that he can ask about our concerns and get answers back to him.
 - Elizabeth followed up with how the answers may affect our purchase price.
 - He reiterated that if we want to ask for more money, we would have to prove that it is worth more than \$80k/acre, which we have the right to do based on the offer.
- Who owns the existing sidewalk?
 - Part city part us.
- Who will own the new sidewalk?
 - The City.
 - There will be no legal responsibility for us removing snow from multi-use pathways.

Our Treasurer asked that the financial manager be instructed about the transaction ahead of time. He wants to make sure this doesn't get included as income.

Ken moved to authorize Elizabeth to sign the city's offer pending satisfactory answers to all questions posed above. Linda seconded. There was discussion regarding how we will reach satisfactory answers. Elizabeth will share the answers with the Board prior to signing. All voted in favor. The Motion passed un-opposed.

III. Update on the retaining wall

- Todd said that they are trying to find a wall close to what we've asked for in previous communications.

IV. Bids Received

- Two dumpster roofs are failing. We received two bids for those and a Garage 6 roof that is covered with a tarp.
- Even though these are not residential roofs, the Board must address them because they all have holes in them.
- A homeowner was concerned about prioritizing the garage roofs over foundation repairs and grading/drainage issues. Board members responded that this is clearly our responsibility, so this is a project that we can move forward with.
 - There are no current active leaking residential roofs.
 - We do have an exterior wood bid to restore some other roofs.
- The roofs identified are beyond restoration and need to be replaced.
- Bids received were:
 - The two dumpster roof bids came in under \$2,000 each.
 - The rest of garage 6 roof was for \$4,189.
 - The previous invoice for the other two garages that were done last year were fore \$3600 and \$3400.
 - Sarah was concerned that the bid for the garage was significantly more than last year.
- Homeowners raised concern about getting three bids per policy and asked why we were waiving this policy now.
 - Elizabeth responded that our property manager advised us that it was too difficult to get more companies to come out to do more bids. And if they did, the bids would be inflated and not practical.
 - She suggested that they are all using the same labor pool and are all about the same.
- Sarah made a motion that we ask James to obtain at least one other bid (including decking, gutters, etc.) from another company to compare to RCV bid. Discussion was asked regarding how satisfied James is with management because he is concerned about overburdening Jamar Properties. Ken seconded with goal to vote at next regular meeting. All in favor. No abstentions.

V. Bids received for tree removal/ tree trimming:

- One company that we have used in the past has submitted a comprehensive bid. It was discussed.
- We entertained discussion regarding other bids.

Elizabeth asked to entertain a motion for partial approval.

Linda made a motion to approve the bid for trimming and to continue to ask James to continue to get bids for the trees needing removal. Ken seconded. Connie will follow up with the vendor to get a list of the trees needing removed. All were in favor. There were no abstentions.

Next regular meeting is Thursday June 13th at 7pm.

Meeting adjourned at 7:20pm.

Respectfully submitted,

Sarah Taylor

WWBHOA Secretary