Minutes for Called Meeting of Woodlands Winding Brook HOA Board

Thursday, August 22

7:00 at Noodles

Board members in attendance: Sarah Taylor, Connie Beckwith, Linda Scott

Property Manager: James Eiermann

Homeowners in attendance: Keith Mize, Donna Davis, Randy & Diane West, Edward Gubar, Elizabeth Starr, Brian Dahlberg, Allie Ferrerio, Linda Parrott, Kriste Lindberg, Jeanette Clausen, Aran Mordoh, Ken Shafer

Before the meeting began, Ken Shafer approached the Board and asked to read an email during the open comment section. Ken asked that we note his objection when he was told that the purpose of the meeting was to conduct old business that the Board did not get to at the August 8 meeting. Objection noted.

Acting President Sarah Taylor called the meeting to order and state that the meeting was called as a follow up to the meeting two weeks prior (August 8).

Garage and Dumpster Roof Bids

Sarah proposed that the Board approve bids totaling $11,200 from RCV Roofing to repair the roofs of Garage 6, Garage 4, and the dumpsters by garage 7 and garage 2. Homeowner Linda Parrot asked if the Board would consider acting as its own contractor by buying the shingles at Lowe’s. Sarah voiced the concern that we could make contractors angry and not really save much money. Linda objected to that idea because buying our own shingles might delay the repairs unnecessarily. Homeowner Allie Ferrario asked that her objection to repairing the dumpster roofs be noted. The vote was unanimous. Motion carried.

Decks

At the April meeting, the Board approved $2500 for deck repair. Connie has asked James (property manager) for a list of the decks that have been repaired and the nature of the repairs for maintenance records. The Board has not yet received this list. Homeowner Shelley Taylor sent the Board a picture of a metal bracket from the work that had been done on her deck. Sarah said that the work appeared to be done poorly. Even though the contractor said that he would correct this situation, the Board was reluctant to allocate more money until they were certain that the work was done correctly.

Homeowner Brian Dahlberg asked for clarification when homeowners and Board members recalled a previous incident involving deck repairs. Connie explained that in January of 2017, deck brackets were installed by PPS and subsequently inspected. The inspector noted that the screws were the wrong type. PPS replaced the screws at no charge, but no one could recall if the decks were re-inspected. Sarah proposed that the decks be inspected before allocating any money for repairs. Connie and Linda agreed.

Tree and Shrub Trimming/Removal

The Board previously approved a $5,800 bid from Bluestone to trim trees. Bluestone has not yet come out to trim the trees. A discussion ensued as to why they had not yet arrived. Sarah asked James to check with Bluestone, and if they are not going to trim the trees, the Board would ask R & S.

Discussion turned to tree removal. The Board examined two bids, one from Bluestone for $18, 840 and one from R & S for $11,470. The Board expressed concern about hiring an unfamiliar company, but since the R & S bid was much lower and the work could be done sooner, Sarah moved to approve the R & S bid. Linda seconded. All voted in favor. Motion carried after discussion about where they money would come from. It was suggested that we tap into the $10,000 reserved for long-term maintenance.

WJE Proposal

Sarah gave the homeowners in attendance background regarding WJE, a civil engineering firm in Indianapolis that was recommended by the Woodlands attorney, Kim Sutter, in response to owners who submitted basement claims. WJE could investigate and the Board could use the firm to document the root causes of basement floods and foundation cracks. The proposal was approved at the June 27 meeting, but Linda (acting president) asked that the scheduling be delayed after 2 or the 3 Board members who voted for the proposal left the Board in early July. Sarah explained that the Board needed to consider the best use of WJE. Kim Sutter agrees that we will benefit from the WJE report to make a claim against Hoosier Water Away. In order to make a claim, the HOA must make a demand letter. To do that, we need to have a report from a company such as WJE. In addition, the report will help the Board make better decisions about basement leaks. Connie added a thanks to Ken Shafer and Elizabeth Starr for working with WJE when they were one the Board. WJE has all of the pertinent reports and will do their homework. Sarah said that she will call and schedule the appointment. (No motion was necessary since the contract was previously approved.)

Administrative Update

Linda stepped down as acting president on August 15. Sarah will step in as acting president. Linda will act as secretary. It is the Board’s intention to appoint 2 members to serve out a term that will end in December of 2019 and another that will end in December of 2021. Linda’s term ends in December of 2019, so the Board will elect 2 members at the annual meeting in October. Once a full Board is in place, officers will be elected.

Sarah described some of her plans for mailboxes that will follow each Board position so that the Board can maintain institutional memory.

Connie wanted to go on record as saying that we need better communication.

Homeowner Ken Shafter stated that he was in contact with the Attorney General regarding a complaint against the Board alleging non-professional conduct. When Linda said that Kim Sutter would handle the matter, Ken said that he was reluctant to put the matter into the hands of the Board. Sarah stated that discussing the case at this time is inappropriate.

Linda moved to adjourn. Sarah seconded.

Meeting adjourned.