

Woodlands Winding Brook HOA
Board Meeting Agenda

July 11, 2019

7:00 pm Conference Room, Noodles & Company

1. Call to Order / Introductions

Linda called the meeting to order at 7:05pm as acting president. She explained that the president and the treasurer have resigned. She explained that she is not interested in remaining on as acting president past August 8th which is the date of the August meeting.

2. Approval of the Minutes

Linda motioned to approve the omnibus of minutes [April, May, June]. Sarah seconded. No discussion. Connie abstained. The motion carried.

3. Financial Report

Carolyn Brown delivered the financial manager's report. She noted that the landscaping costs were exceeding our budgeted amounts. She also noted that our total assets were near \$144,000. She reported that the check came in from the city for \$9220. Each homeowner will be paid \$139.72 as reimbursement for the sale of the common area. There were homeowners who encouraged other owners to return the money to the Woodlands. Finally, Carolyn announced that she will be retiring in December.

4. Property Manager's Report

James Eierman gave the report on behalf of Jamar Properties. He noted that Fiscus Construction and Guttering had been experimenting with possible solutions to the Hoosier Water Away downspouts that continue to overflow and direct water towards the properties rather than away from them. He also reported that work had begun on reinforcing posts for the decks. James has been working with multiple vendors on 2393 due to reported mold that uncovered a leak around the chimney of that unit.

There was a lot of discussion regarding the deteriorating landscaping. James reported that he had received a second bid for tree removal to compare to the first bid. Connie mentioned the rare species Cherry tree that had been identified as one to be removed, and she asked whether anything could be done to save it.

5. Special Meeting Details- Wed. July 24th at the Public Library Auditorium.

There was a special meeting called for and approved at the June 27th meeting to vote on a resolution that would determine whether all owners would like to treat basement leaks as a common expense regardless of whether such repairs are addressed by our governing documents. The motion that carried directed the Board to work with local attorney Michael Carmin, and the Board reported that they have been working with him to draft the language for the resolution to be voted on. The meeting has been tentatively set for Wednesday, July 24th at the Monroe County Public Library Auditorium. Proxy forms will be sent out along with an

official notice of the meeting. No other business shall be conducted at the meeting. The plan is to vote by 8:15pm. Homeowners will be allowed to comment on the resolution for up to 3 minutes.

6. Website

Our website has been hacked. The current webhost had recommended SiteLock. Linda was not comfortable with their representation even though the fees seemed reasonable. Her research revealed bad reviews, particularly regarding credit cards. When she asked him for terms of agreement it didn't work and there were other red flags.

She found a local website developer, David Martin. He fixed the website for \$75 and had it back up and running very quickly. He will be the new host, will secure the site, will set up our Google suite, add user emails for Board members, etc. More importantly, he is able to invoice us for his work, which alleviates the need for a Board member to use a personal credit card (as had been the case up until now). Everyone has been very pleased with his work and we are looking forward to updating our technology.

7. Election of new Board Members

Linda thanked Elizabeth for all her assistance in transitioning. We discussed that we are in the process of reaching out to homeowners who may be interested in serving on the Board. Sarah made a motion to table nomination of Board Members for August 8th meeting. Connie seconded. The vote was unanimous and the motion carried.

8. WJE Proposal -Wiss, Jannney, Elstner

Linda explained the background of the WJE forensic engineering contract. She explained that she asked for a delay in scheduling the work because there was not a lot of homeowner support at the 6/27 meeting for hiring this firm. She also was unclear how to move forward because 2 out of the 3 Board members who approved the contract have since quit the Board.

Sarah made a motion to cancel the contract. Linda indicated that she would rather support a motion to set this contract aside until the August meeting so that the remaining Board members could clarify the contract's purpose. Sarah amended the motion to set the WJE contract aside so that its purpose could be clarified. Linda seconded. The motion carried 2-1.

9. Homeowner Comments

The owner of 2390 was present and wanted to note in the minutes that the condo has mold and previous signs of water damage. There was no additional time for discussion.

Linda adjourned the meeting at 9:05pm.

Respectfully submitted,

Sarah Taylor, Secretary