

Minutes for Thursday, November 14, 2019

7:00 p.m.

Noodles

Board members present: Sarah Taylor & Linda Scott

Not present: Connie Beckwith, Diane West, Donna Davis

Also present: Carolyn Brown (financial manager); James Eiermann (property manager)

Homeowners present: Kriste Lindberg, Shelley Taylor, Elizabeth Starr, Ken Shafer, Aran Mordoh

I. Welcome & Call to Order

Sarah called the meeting to order and began by resigning from the Board as of November 30 in order to take care of her grandmother.

II. Approval of October Minutes & Financial Manager's Report

No minutes were approved because there was no quorum.

Carolyn began the financial manager's report by saying that the records show at \$21,164.34 loss this month due to the bills for new roofs and tree removal. The Association has funds in reserves to cover these expenses.

Carolyn reported that there was no bank statement this month from German American due to lack of activity. Carolyn stated her intention to keep the account active by moving one to two thousand dollars in and out of the account.

III. Old Business

Building 3 Repairs-One bid has been received so far for Building 3 from Chris Clark at Flying Fish. Sarah once again disclosed that Chris is a client of hers and that she lives in Building 3. She described the comprehensive plan submitted by Flying Fish that carries a \$250,000 price tag. The Board has not received any other bids so far. A brief discussion ensued about how to pay for these repairs. Sarah is in contact with the HOA attorneys about pursuing a claim against Hoosier Water Away. Sarah added that on October 25 she had a conversation with Scott Anthony Piatt from HWA. Piatt stated that there was no schematic drawing of the drainage system at the Woodlands. He also stated that he is willing to come back to the Woodlands in an attempt to correct drainage issues.

Allie Ferrerio-Allie has communicated to the Board that she would like to be reimbursed for damage to personal property that was stored in a garage owned by Brian Dahlberg. Sarah reiterated to Allie that the Board needs a comprehensive list of the damaged property and proof that her insurance will not cover the loss.

Landscaping-Sarah is engaged in on-going correspondence with LaMontagne over what Board members and residents believe to be overbilling.

Chimney Inspections-James reported that Ye Olde Chimney Sweep will be at the Woodlands on November 19 to inspect chimneys. Someone from Jamar (property manager) will accompany the inspectors. James will contact homeowners if cleaning is necessary.

End of Year Maintenance-James will schedule a gutter cleaning with RCV (previously approved by the Board) for sometime in December. He will also talk with RCV about the roof repairs that have not yet been completed.

Deck Post Repair at Building 6-The Board received an estimate on repairs to deck posts in Building 6. No action was taken because there was no quorum.

Handicapped Parking for 2380-A resident has requested a parking spot closest to her door. James will look into this request.

IV. New Business

Stormwater Landscape Maintenance Workshop-Sarah announced a stormwater and landscape workshop on December 5 in Noblesville and asked if anyone would like to go. No one was able to commit to going at this time.

Fence Concerns at 2293-Resident Shelley Taylor expressed her wish to extend the fence behind her property to prevent people from walking through her yard. The Board will revisit this request once the city has completed the path that they are constructing. Shelley also asked that the work that has been done on her unit be inspected. Shelley was informed that she could call the city/county inspector if she felt the need.

Tree Removal Requests-No action could be taken due to lack of quorum.

Civil Engineer Needed for Downspout Study-The Board is seeking a firm to assess our needs and devise a plan for corrective action regarding downspouts and drainage at the Woodlands.

Next meeting-The HOA Board will not meet in December. Because of the policy change at the venue, the Board will no longer meet at Noodles. The next regular meeting will be announced once a new meeting space has been secured.

Linda Scott
Secretary