

Minutes for a Called Meeting of the Woodlands Winding Brook HOA
Thursday, October 17, 2019
7:00 at Noodles

Board members present: Sarah Taylor, Diane West, Linda Scott, Donna Davis

Not present: Connie Beckwith

Also present: James Eiermann (arrived approximately 8:10)

Homeowners Present: Ken Shafer, Cindy Johnson, Jeanette Clausen, Allie Ferrario

I. Welcome/Call to Order

Sarah called the meeting to order at 7:05.

II. Approval of September Minutes

Sarah made a motion to approve the September minutes. Linda seconded. During discussion, it was brought to the Board's attention that the July 11 minutes were not on the website. Ken Shafer also noted that the minutes from the budget meeting on September 17 did not reflect all discussion. The Board acknowledged that discussion took place, but not all discussion was reflected in the notes since the budget was a draft at that point. Vote was unanimous to approve the September minutes.

III. Old Business

Gutter Cleaning-The Board was presented with a bid from RCV for \$2800 to clean the gutters on 14 buildings and 6 garages on two separate dates of the Board's choosing. Sarah made a motion to approve the bid. Linda seconded. Vote was unanimous. Motion carried.

Roofing and Gutter Estimate-The Board received a bid for \$19,100 for roofs on garages 3, 4, 5, and 6 which includes an upgrade to seamless gutters. Donna raised the question about how to fairly assess owners for garage repairs, pointing out that homeowners who do not own garages are paying for garage roofs. The covenants clearly state that all homeowners are responsible for garage roofs. Linda made a motion to approve the bid for \$19,100. Diane seconded. Vote was unanimous. Motion carried.

Mold Diagnostics Invoice-The Board currently has an unpaid invoice for a mold evaluation in June on Unit 2293. Discussion lead to the conclusion that more information is needed before determining if the Board is responsible for payment.

Chimney Sweep-The covenants require that the Board engage the services of a chimney sweep to inspect fireplaces. Diane agreed to look for alternatives (perhaps from Indianapolis) to Ye Olde Chimney Sweep since scheduling in a timely fashion might be a problem.

Financial Manager-The financial manager, Carolyn Brown, has agreed to delay her retirement for a few months in order to train her replacement. Resident Ken Shafer said that he is familiar with a CPA firm that might be willing to take the Woodlands as a client.

Evergreen invoice-The invoice has been paid.

Building 3 Basement Repairs-Sarah said that Chris Clark from Flying Fish took a tour of Building 3 and offered to submit an estimate as a general contractor. The Board was in agreement that several estimates needed to be submitted. Sarah hoped to have at least one estimate before the November 12

meeting. Sarah also outlined her intention to contact attorney Kim Sutter to draft a demand letter to Hoosier Water Away. Resident Allie Ferrarrio spoke to the Board about her plans to install a stair lift for her husband, Joe. She asked for the Board's assurance that they will cover any damage to her stairway as a result of the repairs to Building 3. Sarah said that damages would be covered under 13B of the covenants.

IV. New Business

Handicapped Parking for 2380-Discussion centered around a way to provide the resident of 2380 with handicapped parking without losing a visitor parking spot. Sarah agreed to present the resident with a plan.

Community Grant Workshops-Resident Shelley Taylor intends to attend the workshop on October 29, and Sarah will attend the workshop on December 7.

Committee Membership-Sarah called for residents and Board members to be active on one of three committees: Buildings and Grounds, Financial, Communications (technology). The following residents have expressed interest in serving on a committee: Shelley Taylor, Kriste Lindberg, Randy West, Cathy Brown, Beth Tankersley, Susan Seitzinger, and Linda Parrott.

Fall Dinner Seminar Workshop for Board Members-Donna and Diane will attend the Fall Dinner Seminar on Wednesday, November 20 from 6:00-8:30 in Indianapolis.

V. Homeowner Comments

Discussion of tree trimming-Sarah said to expect more tree trimming in the spring.

VI. Adjournment

The next meeting will be on November 14 at 7:00 at Noodles.