Woodlands Winding Brook HOA

Minutes 11/12/2020

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The zoom meeting was called to order at 7:14 pm by President Ken Shafer.

It was announced that there was to be no recording made of this meeting.

Present:

Board members Ken Shafer, Ed Gubar, Connie Beckwith, Brian Dahlberg, and Cindy Johnson

Mackie Property Mgmt: Matt Carter, Chelsea Hendren, Rachel Joseph

Homeowners present: Donna Davis, Aran Mordoh, Cathy Stone, Cathy Brown, Jeanette Clausen, Jeannie Piatt, Kriste Lindberg, Leslie Blaha, Shelley Taylor, Sarah Taylor, Ranji Abraham, Randy West, Jovanka Nikolai, Peter Krstanovski, Alessandra Ferrerio, and Julie Knost

Homeowner Comments:

Aran Mordoh reported on Facebook Group, Safe Halloween event, and plan for grounds

Allie Ferrerio had questions about the budget revisions and sequence of work done

Shelley Taylor had questions about work being redone.

Approval of minutes: if homeowners wish amendment to minutes, please send email to board address.

Sept 10 meeting- Ken moved to accept, Ed 2nd, passed 5-0

Sept 24 special meeting- Ken had one addition to homeowners present, moved to accept, Ed 2nd, passed 5-0

Oct 8 – Brian clarified his change of vote for the new fees from the 9/24 meeting, as he was confused what the vote was for

Ken added some detail from Brian Thompson’s report and figures for contracts approved. With corrections, Ken moved to accept, Brian 2nd, passed 5-0

Executive Session: Ken reported we were awaiting revised response from our attorney to ICRC complaint

Financial Manager: Carolyn was not present, but financials were sent to all homeowners. Contact her for questions. All insurance payments are in, interest on past due balances was reinstated in October. Insurance premium for 2021 was due to be renewed in early December as usual.

Property Manager: Matt Carter reported:

Snow removal contract has been clarified, he walks through the neighborhood often to be sure things are being done and to look for problems, Bat issues in 2348 & 2395 have been resolved, 2354 deck done, 2340 entrance being addressed until entrance can be raised, phase 2 leaf removal to be done next week, 9 chimneys yet to be inspected, cleaning curbs and walkways after rain done, ceiling repair in 2376 to be scheduled

President’s Report: Ken reinforced that the funding increase approved on Sept 24 was approved for 2021 only. It will be revisited every year by the current board. The board will revisit the plan to see if payments can be spread out more.

Treasurer’s Report: Projects yet to be paid for are grading, roof building 3, sidewalk repairs, landscaping. Not sure which invoices will come in by end of 2020. November has many expenses.

Old Business:

Discussion on communication security and revising Rules and Regs have been deferred to a later date.

Procedures for voting when having zoom meetings are being investigated.

Roof for building 3 is done, exterior waterproofing on 2376 to be done before grading, Steve’s roofing to replace gutter guard on 2393 entrance, patch on roof for building 10 is done.

New Business:

Special meeting to remove director Ken Shafer to be held on December 3 at 7 pm. Cindy Johnson moved to accept date, Connie 2nd , approved 4-0 with Ken abstaining.

Special open board meeting to be held on November 17 to set the procedures for December 3 meeting at 7 pm. Ken moved to accept, Ed 2nd, approved 5-0

Master Insurance policy will have a premium increase of $100-$125 per homeowner due to history of claims, and inflation creep for rebuilding costs. We have been paying $111 sq/ft, current cost is now $150-200 sq/ft. Frank Eberle advises we be at $150 sq/ft. The board will invite Frank to speak at a meeting in early 2021 to answer homeowner questions. Ken moved to accept policy up to an additional $125/per homeowner (Frank thought it would be closer to $100.) Ed 2nd, approved 5-0. Ken explained that the HOA is the attorney-in-fact for filing claims on master policy , and individual homeowners cannot file claims themselves.

Contracts to approve:

Bly Guys towing – on call when needed. No cost to association – owner of vehicle towed will pay Bly’s directly. Property manager will tag vehicle and give homeowner time to move vehicle prior to towing. Ken moved to accept, Ed 2nd, approved 5-0

Cathy Stone and Brian Dahlberg gave presentation on design of new entry signs. They met with city representative to discuss where to put signs and how to display them. They will apply for grant from HAND in January/February to help pay for it. Solar power lights will illuminate signs.

Ken moved to approve the design, Cindy 2nd, approved 5-0. Implementation and cost to be determined at a later date.

McCoin Building 3 chimney repair $3649. Ken moved to accept, Connie 2nd, approved 5-0. Building 7 chimney repairs to 2 additional chimneys for $6360 Brian moved to approve, no 2nd. Motion fails. Will be reassessed in 2021.

2376 Ceiling repair from roof leak. Waiting for documentation to get bids.

Steve’s roofing: Bldg 3 and 2354 clean gutters and downspouts at no cost since under warranty. Reinstall gutter shield that was removed and damaged by previous property manager on 2393 for $432.00. Ken moved to approve, Cindy 2nd , passed 5-0. Bid to install gutter shield on building 4 for $4250 to be delayed to 2021.

The next regular open board meeting will be held on December 10 at 7 pm via zoom.

The meeting was adjourned at 9:12 pm.

Homeowners were invited to stay after the meeting to ask questions with Ken, Brian, and Mackie.

Respectfully Submitted,

Cindy Johnson

Acting Secretary and member at large