Woodlands Winding Brook HOA

Minutes 9/10/20

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The zoom meeting was called to order at 7:02 pm by President Ken Shafer. Those in attendance were:

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

Mackie Properties representative Rachel Joseph

Residents Cathy Stone, Aran Mordoh, Anna Aleman, Matthew Odle, Jeanette Clausen, Julie Knost, Shelley Taylor, Randy and Diane West, Cathy Brown, Drew Buschhorn, Dan McQuillen, and Sam Troxel

Homeowner Comments:

Julie Knost expressed her happiness in buying in the Woodlands. Dan McQuillen thanked the board for their work on getting the Association on better financial footing. Cathy Brown said hello to all. Shelley Taylor expressed her concerns about the tone of the communications. Aran Mordoh reported that the Facebook group was going well and mentioned that she was recording the meeting.

The board had a discussion as to whether it was appropriate for the meetings to be recorded. By a 4-1 vote, it was decided that meetings were not to be recorded. About 8 months ago, in early 2020, when Beth Tankersley volunteered to serve as Secretary to take minutes at open meetings, the board considered recording to help her with taking minutes.  The board checked with our legal counsel, Kim Sutter, regarding recording open meetings.  The board was advised not to record. Aran was dismissed from the meeting as a result.

The minutes of the August 13 meeting were approved without objection.

Executive Sessions: Executive sessions were held to discuss legal issues. 4 of the 5 complaints with the Attorney General were dismissed last December, but the board was not notified until August, 2020. There are still other pending complaints with government agencies, as well as threats of litigation. Executive meetings have been solely for the purpose of legal issues.

Financial Manager: Carolyn sent out the reports to all homeowners. Currently there is money in the general fund as well as set aside in the special account for items in the special resolution and assessment.

Property manager report: Rachel reported that they have been very busy wrapping up some large projects so they can move ahead on other projects, including tree trimming, landscaping, gutter cleaning, grading, chimney cleaning, bat removals, and roof and chimney repairs. They are asking all homeowners to please send copies of their entry keys, as they were very jumbled up when received from the previous manager. This is required in the Covenants.

President’s Report: Ken reported a disconnect between county inspectors on the deck hardware to be used. They are working to resolve this.

Regarding a dog issue, the board is in conversation with Virgil Sauder of Animal Control as to jurisdiction and how to resolve the issue.

The deck repairs at 2376 and 2378 should be done this week. The roof replacement will follow.

Treasurer’s Report: Ken presented an inflation analysis spreadsheet showing how the lack of raising fees in most years since 1999 has caused a shortfall. He will circulate this report, along with the Reserve Study, to homeowners prior to a special open meeting to be called on September 24 to discuss our financial situation and what can be done to address this issue. The meeting was approved unanimously by the board.

New business:

Contract approved were:

$1650 for annual chimney inspections Ken moved, Cindy second Passed 5-0

$3250 for 2376 Deck post repair Passed 5-0

$2400 for 2378 Deck post repair Passed 5-0

$2650 for 2394 Deck post repair Passed 5-0

$3947 for 2346 Chimney repair Ken moved, Ed second. Passed 5-0

Memo of Understanding with GNL Property Services as backup for future work in 2021 . Passed 5-0, no deposit required

$16,750 for finishing phase 1 of grading plan Ken moved, Ed second Passed 5-3

Up to $6500 for UDI to grade and seal foundation wall from outside of 2376. Ken moved, Brian second, passed 5-0

Dumpster roof repair to be billed to Tempo Properties since their tenant damaged it.

Steve’s Roofing to clean gutters on Building 3 that are under warranty. Waiting to hear back from them.

The meeting was adjourned at 9:30 pm.

Respectfully submitted,

Cindy Johnson, board member at large