Woodlands Winding Brook HOA

Special Meeting

March 23, 2021

The zoom meeting was called to order at 7:03 pm by President Ken Shafer. No recordings are to made of this meeting.

Those present included:

Board members Ken Shafer, Connie Beckwith, Brian Dahlberg, Cindy Johnson

Mackie Properties: Rachel Joseph, Chelsea Hendren

Homeowners: Ana Aleman, Aran Mordoh, Caroline Alomar, David Zaret, Peter Krstanovski, Randy West, Shelley Taylor, Kriste Lindberg, Jeanette Clausen, Jean Piatt, Malcolm Webb, Allie Ferrerio

Ken announced the Town Hall Meeting, to be held on Thursday, March 25th, at 7pm. It will be free form with no agenda, no votes to be taken, and any subject can be raised for discussion. Brian will moderate, chat and self muting will be enabled.

President report: Ken noted that there will be some structural changes within the board. Negotiations for a replacement for Carolyn are ongoing. Bids are still needed for some items in the budget.

A discussion about appointing a replacement for Ed Gubar on the board followed. There were 4 candidates; one withdrew their name and one was ineligible. Important traits in a new member included being a consensus builder, experience in finance, budgeting, and governance, availability, and someone who could step in and keep things moving forward. Ken nominated David Zaret, seconded by Brian. Approved 4-0.

New business:

Entrance sign: Brian reported that the grant proposal is in to the city, which included solar lighting and the addition of 18 trees to replace those removed during the construction on Rogers Road. Terms of the grant would be $2400 in cash plus contributions of time from the homeowners. $5000 had been budgeted for this. Brian moved, seconded by Cindy, to approve $2400 for the sign. Ken moved to amend the motion to increase the amount allowed up to $3000. Cindy 2nd. Approved 4-0.

Parking lot issues:

Ken moved, Brian 2nd, to order 3 sets of removable speed bumps to replace those missing. Mackie will order and install. Approved 4-0.

Striping and numbering: 2 bids were received. Ken moved, Cindy 2nd, to accept bid from Ottos. Approved 4-0.

Sealing and patching roadway: two bids were received that were very expensive. Mackie will submit an estimate to have their crew cold-patch the needed areas as a temporary fix. More permanent solution delayed until 2022.

Financial Manager: Negotiations are ongoing with Stephen Miller, CPA, and his staff to take over bookkeeping. Carolyn will assist with the transition. Chelsea will work with them on invoicing procedures.

Ray’s Construction: Bids received for work at 2301, 2319, 2360, and 2393. Ken moved to accept all, Connie 2nd. Approved 4-0. Ray’s will bill these through Mackie.

McCoin roofing: In addition to the 5 bids approved at the March 11 meeting, discussion ensued about approving the last two buildings subject to funding. After much discussion, no motion was made. Later this year the board will see if there are the funds for these buildings, otherwise they will be done in early 2022.

The meeting was adjourned at 8:50 pm.

The next open board meeting will be held via zoom on April 8, 2021 at 7pm.

Respectfully submitted,

Cindy Johnson

Acting Secretary