Woodlands Winding Brook HOA

Open Board Meeting

Minutes 3/11/21

The meeting was called to order by President Ken Shafer at 7:05 pm. He announced that recording of the meeting was prohibited.

Those present:

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

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

Homeowners: Aran Mordoh, Jeanette Clausen, Kriste Lindberg, Donna Davis, Valerie Grim, Matthew Odle, Allie Ferrerio, Leslie Blaha, Peter Krstanovski, Jean Piatt, Jovanka Nicola, Shelley Taylor, Cathy Brown, Ranji Abraham, Sofia McDowell, and Malcolm Webb

Town Hall sessions will be held regularly. These will be free form discussions between homeowners and the board where any topic is accepted, but no voting or decisions would be made. The first one will be Thursday, March 25 at 7PM via zoom. Hopefully these will be held monthly on the 4th Thursday of the month. Due to this upcoming forum and long agenda tonight, there will be no homeowner comments at this meeting.

Minutes from November 17, December 3, and December 10 were presented. Ken moved, Connie 2nd to approve. Brian abstained as he did not see the copies in advance. Minutes approved 3-0.

An executive session was held on March 4 to update information for the Attorney General response to a claim by a homeowner.

Financial Manager report was given by Ken, as Carolyn was not in attendance. To date payments for the special assessment were very good. There was a large expense for snow removal in February – over $12,000.

Property Manager Report was given by Rachel Joseph. It is in the file for this meeting. Many projects have been sent out for bids and bids received. Picnic tables that were in bad shape were discarded.

President’s report: Ken reported that the board will not intervene in personal family matters, such as dementia screening. Emails sent to the HOA go to the entire board and any board member may respond. Homeowners cannot choose which board member responds.

Treasurer report: Cash flow projection sheet will be updated with January and February income. Budget will be adjusted as the year progresses if necessary due to maintenance issues that arise.

Old Business:

Brian reported that the grant application for the new entrance signs has been sent to HAND. Cathy Stone and Susan Seitzinger came up with the design. Other grants to replace trees, for neighborhood cleanup, removing invasives, and stormwater grants were discussed. Cathy Brown volunteered to apply for a neighborhood cleanup grant that is due on March 15. Connie moved to have Cathy do this, Cindy seconded. Passed 4-0. Any homeowners willing to help look for available grants and fill out applications are welcome.

Front stoop work: board will pursue alternate vendors. ARW to be given a deadline to schedule contracted work or to refund deposit.

Rules & Regulations: A discussion of what the board can and cannot due regarding dog problems (rule #14) followed. Per Indiana code, HOA cannot fine residents for violations. The city, per Virgil Sauder, director of animal control, will only get involved in the case of a reported dog bite. The Woodlands is a private community, and the city will not issue citations for dogs off-leash. All dog bites should be reported to the city. Cindy moved to table any changes until after the town hall meeting on March 25 and more discussion. Ken 2nd. Passed 4-0

Financial Manager: Kristy Harden has declined the position. Carolyn has candidates to interview, or we can use a CPA firm. The search continues.

New Business:

There is a director opening to finish Ed Gubar’s term, which ends at the end of 2021. Any interested homeowners can send a letter of interest with qualifications to the board. Ken moved that interviews be held in the next 2 weeks. Brian 2nd.Approved 4-0

The following bids were reviewed and voted on:

McCoin Roofing for 5 buildings in 2021 (#2,6,7,10,12 being the worst at this time) Ken moved, Brian 2nd to approve contract. Approved 4-0. The remaining two buildings will be done in 2022 unless there is the money to do them this year.

McCoin gutters for garages: Ken moved, Cindy 2nd. Approved 4-0

Outdoor Improvements Landscape contract: there are 2 parts. Page 1 is regular maintenance and lawn mowing. Page 2 are optional projects to be done by board request. This includes Phase 2 of the grading project andshrub removal and replacement. Ken moved, Cindy 2nd to approve. Approved 4-0. Cindy and Connie to look at list of shrubs and prioritize them.

Tree Removal: Board chose bid from Bluestone to remove tree and shrub between Garage 8 and the trash corral that is causing pressure on both buildings. Ken moved, Cindy 2nd to approve. Approved 4-0.

Woods Electric: Lights on exterior gables on garages are problematic. Charges will be time and materials and billed through Mackie Properties. Ken moved and Connie 2nd to accept. Approved 4-0

Other bids in progress include patching roadways, repainting stripes and numbers, and deck work.

The meeting was adjourned at 9:36 pm. (Ken moved, Cindy 2nd, approved 4=0

Next open board meeting will be April 8, 2021 at 7pm via zoom.

Respectfully submitted,

Cindy Johnson

Acting Secretary