Woodlands Winding Brook HOA

Special Meeting

February 25, 2021

The zoom meeting was called to order by President Ken Shaffer at 6:07 pm. Those present were:

Board members Ken Shaffer, Connie Beckwith, Brian Dahlberg, and Cindy Johnson

Homeowners present: Aran Mordoh, Carol Meuser, Kriste Lindberg, Matthew Odle, Donna Davis, Leslie Blaha, Ranji Abraham, Caroline Alomar, Shelley Taylor, Susan Frew, Alan Haney, Jovanka Nikola, Ali Ferrerio, Valerie Grim, Malcolm Webb, Cathy Brown, Jean Piatt, Jeanette Clausen, and Sarah Taylor.

Ken announced that no recordings of the meeting were allowed and that the only items to be discussed were the 7 points on the petition. The petition is attached to this file for reference. The purpose of the meeting was for discussion only, and no votes or decisions would be made.

1. Regarding an offer from a homeowner to donate money for the pond, nobody on the current board is aware of any offer. Apparently this came up with a former board. Ken asked for clarification via minutes or verification of who made the offer. Then this board can follow up with the offer.
2. Grants for funding? The board with Cathy Stone has learned of a grant from HAND for new signage at the entrance. A letter of intent has been sent by Brian Dahlberg as a first step. Homeowners willing to help with grant writing and pursuing what grants are available are welcome to assist the board. Brian Dahlberg will be the board liaison for this.
3. Alternative methods of collecting funds for special assessment? Several homeowners were concerned about the large payments due so close together, as well as so soon after the holidays, when the insurance payment was due as well. Suggestions included having the first payment due in February, rather than January, accommodating homeowners who have difficulty with two large chunks by perhaps having the option of making monthly or quarterly payments instead, having payment plans available, and concerns about liens placed on property for non-payment. The board will consider these requests going forward for future years. By voting on the assessment at the open board meeting on 10/8/20, the board was hoping that was sufficient time for homeowners to plan ahead. Certainly the pandemic has made things difficult for all.
4. Funds being misused by the board and not tracked properly, or projects needing to be redone? Much discussion followed about specific projects and qualifications of contractors. Sometimes contractors returned to the same project for a different reason than originally contracted for. Permits were required and received for structural issues addressed in 2020 – permits were not required prior to then. The subject of advance payments to contractors and inspections prior to final payment was discussed in detail. Inspections are done prior to final payment – it was requested that that be available for homeowners to track. All contractors must have insurance document on file with the property manager and financial manager prior to work being done. Licenses are only required for electricians,plumbers, and tree removers in Monroe County, not for general contractors.
5. Concrete plans and transparent tracking documents for roof and foundation work with long term plan in place. A homeowner requested a 5 and 10 year plan for roofs and foundations and tracking for when those were completed. A spreadsheet with long term planning was provided at the special funding meeting on 9/24/20. There was frustration with differing standards for a homeowner getting a HELOC, as different lenders and situations have different standards.

Homeowners expressed confusion as to whom to contact about problems. Issues with common areas should be reported to the Board of Directors, maintenance issues at individual units should go to the property manager through their portal.

1. Can Garage fees be raised to help with funding needs? No.
Garage fees are dictated by the covenants, which state that they can only be charged to cover the costs of electricity.

Brian moved to adjourn the meeting, seconded by Cindy

The meeting was adjourned at 9:20 pm.

The next open board meeting is Thursday, March 11, via zoom at 7 pm.

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