Woodlands Winding Brook HOA

Annual Meeting Minutes 10/29/20

The zoom meeting was called to order by President Ken Shafer at 7:02 pm. He announced that there were to be made no recordings of the meeting.

Board members present: Ken Shafer, Ed Gubar, Connie Beckwith, Brian Dahlberg, and Cindy Johnson. Also present was Dave Jacuk, board attorney.

Mackie properties reps: Matt Carter, Rachel Joseph, Chelsea Hendren

Homeowners present: Carol Meuser, Cathy Stone, Aran Mordoh, Allen Haney, Allie Ferrerio, Anna Aleman, Cathy Brown, Donna Davis, Drew Buschhorn, Jeanette Clausen, Jill Parrot, Jovanka Nikolic, Kriste Lindberg, Leslie Blaha, Matt Odle, Ranji Abraham, Shelley Taylor, Sherry Jeffers, Susan Frew, John and Jean Piatt, Peter Krstanovski, Randy West, Kimberly Gray, Julie Knost, Sarah Taylor, Kandis Looze, Sam Troxel, Sharon Stefanik, Steve Hedges, and Beth Tankersley.

Acting Secretary Cindy Johnson verified that a quorum was present.

Minutes from 2019 Annual Meeting were accepted.

Property Manager Report:

Matt Carter thanked the board for having them back as property manager as of June 1. Many projects have been addressed, as shown in the attached report. Recent projects include fall grounds cleanup, winterizing the property, continued work on grading project and Building 3 roof replacement, chimney inspections and repairs, and bat removals. It has been very busy.

Treasurer Report:

Ken explained the 2021 special assessment of $2400 per unit to cover capital replacement projects. These are projects that occur every 10 years or more. The extra $100 per month for fees is to be spent on deferred maintenance items, which are done every 2-5 years. The board is investigating mitigation of the fees for homeowners, including HELOC, possibly reducing or suspending late payment interest fees, flexibility on foreclosure threshold, and spreading out some projects over a longer time period. The board will review this early in 2021.

The projected 2021 budget was introduced. Capital replacement projects include $30,000 for rebuilding chimneys ($4000-5000 each), 2 garage roof replacements ($14,000), and 4 residential roof replacements ($72,000). That would leave 3 more roof replacements in 2022 and the last 4 in 2023.

Grounds items in the budget include Grading phase 2 and others as needed, pond remediation ($10000), and landscape additions beyond normal operational maintenance. The pond dredging and restoration would be under the recommendations of civil and environmental engineers with coordination of City of Bloomington.

Presidents Report:

The lengthy report has been printed and attached.

Board Member Connie Beckwith: Landscape additions will use the 2016 landscape ecology report by Peter Slothower, which mentions the assets we have and enhancements to go along with them

Board Member Brian Dahlberg: Brian expressed a need to spread out the workload between board members, improve communication between board and homeowners (both ways), and the desire to get more residents involved in serving on the board of directors. He thanked those who have served on committees.

Homeowner comments: Suggestions and concerns were shared by Sarah Taylor, Allie Ferrerio, Cathy Stone, Randy West, Jeanette Clausen, Shelley Taylor, Susan Frew, Kimberly Gray, Aran Mordoh, Drew Bushhorn, and Ranji Abraham.

Attorney Dave Jacuk spoke on Indiana statues for HOA meetings.

Ed Gubar moved to adjourn the meeting at 10:00 pm, Connie 2nd. Approved 5-0.

Ken Shafer and Brian Dahlberg offered to stay on the zoom meeting after adjournment to speak with interested homeowners.