Woodlands Winding Brook HOA

Open Board Meeting

Minutes 6/10/21

The zoom meeting was called to order at 7:04 pm by President Ken Shafer. Ken announced that there would be no recording of the meeting allowed.

Those present:

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

Mackie properties: Matt Carter, Rachel Joseph

Homeowners: Cathy Brown, Shelley Taylor, Ranji Abraham, Allie Ferrerio, Aran Mordoh, Cathy Stone, Jeanette Clausen, Kriste Lindberg, Leslie Blaha, and Malcolm Webb, and Jovanka Nikolic.

Minutes from 5-13: Ken moved to accept, David 2nd, approved 4-0 (Connie abstain)

Executive session was held via teleconference with legal regarding ICRC suit.

Financial Report: From April, 90% of special assessment has been received and put into special account for capital replacement repairs only.

Mackie Report: Rachel presented the report. They have been very busy scheduling roofs, grading, striping, speed bumps, and pest removals, as well as regular maintenance duties. Many extra hours have been put in. Sherwood Oaks Church has offered our residents to park there while the striping is being painted. A discussion ensued about the propriety of giving Sherwood Oaks a donation for their kindness, since they are a religious group. It was decided that any donation for the use of their facilities was the same as paying for the use of any other facilities, and not a religious donation.

President’s Report: Ken reported on Senate Bill SB1 that limits association liability for Covid. He asked for homeowner patience with the ongoing work as it is affected by weather issues.

Treasurer’s Report: Ken said that by the end of June we hope to have a more accurate accounting of Accounts Receivable balances, and may need to readjust the budget accordingly.

Entrance sign grant: Brian reported that we received ¾ of the amount requested ($4254), and that would cover the signs, but not any additional trees. He and Ken will meet with HAND on June 11 to sign off on the grant and get a permit for the work. HAND will pay contractors directly so it won’t show up as income in our financials.

Connie gave a historical report of the doggie bag issues. The board will continue to purchase the bags and she will fill the boxes. Ken announced that there would be no further discussion going forward about this issue.

Cindy reported on working with the property manager on leaks at 2391 and 2319, accompanying the structural engineer around to look at several unit issues, and being available when immediate decisions need to be made. The swale is finished, and Liz Carter from the City of Bloomington said that erosion control measures for the grading went above and beyond what was necessary. An inspection of the grading by the city will be done when Phase II is complete.

Clean up day was an enormous success. A shout out was given to Cathy Brown for submitting the grant and organizing the day, HAND, and Chris Ruiz (not a homeowner) for their extra work that made it a success.

Old business was deferred to a later meeting.

Board reorganization was discussed, in particular having a task oriented approach to committees. This would be a shorter commitment by homeowners to tackle specific tasks, like has been done with cleanup day, the sign grant, and preparing a directory, which would not require regular committee meetings, just a board sponsor for the task.

The next town hall will be June 24, and will have a focus on new amenities for the community, such as a grilling station that could be used by all. There will also be time for homeowner led questions and discussions.

The board discussed rescinding the April 7, 2020, policy on Covid 19 precautions that required a waiver for inside work. The state Senate Bill SB1 covers this. Ken moved to rescind the policy, Cindy 2nd, passed 5-0.

Contracts to be approved:

Roto Rooter for 2391 water meter issue. This was approved as action without meeting as it was an emergency.

Evergreen for water main break going into 2319. Evergreen did digging to find the break and Roto Rooter will fix the break June 11. Approved 5-0

A new engagement letter from Smith Design (Katie Stein), civil engineers, for landscape design and drainage study. Ken moved to accept, David 2nd, approved 5-0. Both plans are to be done by mid-July, using the original design plans for the neighborhood.

J&B contract for 2360 exterior rodent issues. Ken moved, Connie 2nd,approved 5-0

New business in progress or upcoming:

Scarification of bad spots in boulevard sidewalks to smooth them out

Unit entry sidewalks – waiting for proposals for those in need

Alternate approach to front entry repairs per structural engineer Bob Malcomb

Garage roofs and gutters, if budget allows

Wessler Engineering engagement for pond remediation – waiting for ruling from Army Corps of Engineers

No tree report yet

Landscape additions to be coordinated with Smith Design and the city after grading is complete

The meeting was adjourned at 8:50 pm.

Next Town Hall will be June 24 at 7 pm via zoom.

Next Regular Board Meeting will be July 8 at 7pm via zoom.

Respectfully submitted,

Cindy Johnson,

Acting Secretary