Woodlands Winding Brook HOA

Open Board Meeting

Minutes 7/8/21

The zoom meeting was called to order at 7:04 pm by president Ken Shafer, who announced that no recordings were to be made.

Those present:

Board members Ken Shafer, David Zaret, and Cindy Johnson. Connie Beckwith and Brian Dahlberg were absent.

Mackie Properties: Rachel Joseph, Matt Carter, Chelsea Hendren

Homeowners: Allie Ferrerio, Aran Mordoh, Kriste Lindberg, Ranji Abraham, Shelley Taylor, Cathy Brown, Jovanka Nicoli, Jeanette Clausen, and Randy West.

The meeting minutes were moved to be accepted by Ken, 2nd by David, passed 3-0

Ken announced that an executive session had been held for legal and arrearage purposes.

The May financials will be available soon. Some adjustments were in progress.

Property Manager report: 5 roof replacements and 2 fascia repairs are complete. Matt will inspect with the roofer. Grading is almost done, speed bumps have been installed, chimney repairs and gutter work will be done after the striping has been painted. Just received the permit for deck repairs, which took 4 weeks. Contractor is about 6-7 weeks out to schedule. After the rain monsoon, some temporary gutter extensions were installed.

Homeowner modifications to the drainage may be overridden by the drainage design plan forthcoming from Smith Design, civil engineers.

Treasurer report: Once receivables are in for June, which includes the 2nd installment of the insurance, the treasurer will look at the shortfall and adjust budget accordingly.

Entrance sign: The grant covers $4200 and will be paid directly to the contractors by the city. The HOA share is $1400 and also supply labor. Brian will coordinate.

Operations report: Lots of work being done – roofs, restriping, speed bumps. More contracts have been signed for deck repairs, tree removals and treatment, and other tasks. Thank you to Jeanette Clausen for her work in putting together a current directory and distributing it.

Old business: A caution was issued to the unauthorized Facebook group that it could cause problems with our insurance policy, as underwriters do check social media for comments. Participants are urged to be careful what they post.

The tree report has been received, termite treatment for 1 building has been completed, and pest removal for several units has been done.

New business: Some homeowners have been photographing and/or videotaping contractors and their staff as they work. This is causing security issues with our contractors. The consequences of this could be losing contractors. Homeowners are asked to identify themselves and ask permission to photograph workers.

Contract approvals:

McCoin extra cost for chimney repairs. Ken moved to accept, Cindy 2nd,passed 3-0

Trees PLE: Plant health care proposal. Ken moved to accept, David 2nd, passed 3-0

Bluestone: Removal of 3 dangerous trees. Ken moved, David 2nd, passed 3-0. Vote on the proposal for crown clean and canopy lift was deferred to a later time.

Repair Garage 6: Matt will negotiate with McCoin to revise their proposal to add new gutters instead of reusing the old ones and perhaps add in other gutter issues in the package. Ken moved to approve up to $1200, Cindy 2nd, passed 3-0

McCoin gutters for garage 7: Ken moved to accept, David 2nd, passed 3-0

J&R pest removal for 2391: Ken moved to accept, Cindy 2nd, passed 3-0

Gutter cleaning bids: Cost varied so greatly that this will be deferred to the next meeting. Rachel will get bid from McCoin. Gutters to be cleaned before winter.

New Business:

Sidewalk repairs need to be checked to see if water is causing deterioration of the sidewalks by getting under this. To be discussed with Smith Design when they come out to look for the next phase of grading.

It was discussed whether it was better to repair residential roofs or garage roofs first. Since residential roofs cover more surface area and are more difficult to repair, the consensus was to do residential roofs first.

Landscape additions: Dependent on budget and advice of Smith Landscaping design. They are to come out later this month.

The meeting was adjourned at 8:53 pm.

The next regular open board meeting will be August 12 at 7:00 pm via zoom.

Respectfully submitted,

Cindy Johnson, acting secretary.