

Woodlands Winding Brook HOA

Open Board Meeting

Minutes 9/9/21

The zoom meeting was called to order at 7:05 pm by President Ken Shafer, who announced that no recordings were allowed.

Those present were board members Ken, Brian Dahlberg, David Zaret, and Cindy Johnson. There were no representatives from Mackie Properties.

Homeowners present were Aran Mordoh, Cathy Brown, Jean Piatt, Jeanette Clausen, Jovanka Nikolic, Kriste Lindberg, Randy West, Ranji Abraham, Shahana Ansari, and Allie Ferrerio.

The minutes from the July 7 meeting were moved to be approved by Ken Shafer, seconded by David Zaret. Approved 3-0 with one abstention who hadn't had time to read them.

Ken announced that there had been an executive meeting to discuss pending legal issues and arrearages.

Cindy read the report from Mackie Properties, as there was no representative present. The report is in an attached document.

President's report:

Garage 1 and 8 roof replacements have been approved and are awaiting scheduling. Residential roofs on buildings 2,6,7,10, and 12 are complete. Board is still awaiting the engineering report from Smith Design, particularly concentrating on issues with Building 1 and 14.

Treasurer's report:

Budget has been adjusted downwards due to expenses that did not materialize and fees in arrears.

Brian reported on the new Entrance Sign . It will be installed with community volunteers doing plantings around it. Should happen late September or October.

Old Business: Changes to Rules & Regulations will be deferred to a later time. Seth Inman to treat some trees that need extra care and Bluestone to remove 3 dying trees. Board is awaiting individual proposals from each vendor.

New Business:

New homeowner in 2315 presented a proposal for fence behind her unit. It is within their property lines, treated pine to be used, utilities to be marked prior to digging. Downspouts and catch basins must not be disturbed. Cindy moved to approve, Ken 2nd, approved 4-0.

2 Garage roofs were approved 5-0 during an action without meeting.

4 bids have been received for gutter cleaning with vastly different pricing. No action taken on this.

Outdoor Improvements to do fall seeding per their contract and removing netting. Ken moved to authorize this work, David 2nd, approved 4-0.

Board will consult with Matt at Mackie about drainage alternatives per Smith Design report. Board also needs bids for alternative approach to front entrance repairs per report from structural engineer Bob Malcolm.

Upcoming meeting dates:

October 14 – Annual meeting via zoom. This will include elections for open board seats. Mailing to be sent out by Mackie (per our covenants) by September 27, which will include notice of the meeting, candidate bios, and proxy form.

September 30 – possible called meeting to approve any contracts, followed by town hall meeting for homeowners to ask questions of candidates for the board.

Next regular meeting will be November 11 at 7 pm via zoom. No regular meeting in October due to annual meeting.

The meeting was adjourned at 8:31 pm.

Respectfully submitted,

Cindy Johnson, acting secretary