

## Woodlands Winding Brook HOA

### Open Board Meeting

Minutes 11/11/21

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

Those present were board members Connie Beckwith, Brian Dahlberg, David Zaret, and Cindy Johnson. Representatives from Mackie Properties were Chelsea Hendren and Rachel Joseph.

Homeowners present were Aran Mordoh, Cathy Brown, Jean Piatt, Jeanette Clausen, Jovanka Nikolic, Matthew Odle, Kriste Lindberg, Donna Davis, Shelley Taylor, and Allie Ferrerio.

David moved to accept the minutes from the 9/9/21 open board meeting. Brian 2<sup>nd</sup>. Passed 4-0. David noted that the minutes from the May, June, and July meetings had been posted to the website.

Executive meetings were held on October 28 and November 3 to discuss legal issues, arrearages, and the reorganization of the board due to the resignation of Ken Shafer.

David has met with the financial manager, and reported that there were no issues with the changes on the board. Business as usual. The financial reports from August, September, and October will be forwarded to homeowners as soon as they are available.

Mackie reported that they have several bids for gutter cleaning as well as a quote from Bluestone for the removal of 3 dead trees. The tree removal will be scheduled as soon as possible as the board has already approved the quote.

David will prepare a tentative budget for 2022 within the next two weeks. He also recommended looking for local legal representation rather than using a firm in Indianapolis.

Cindy reported that 5 residential roofs and 2 garage roofs are complete, leaving 6 residential roofs and 2 garage roofs left to replace in the neighborhood. Chimney inspections have been scheduled. Cindy reminded the homeowners that the inspections are required by our covenants and our insurance carrier, whether the

fireplaces have been used or not. Mackie should have all the keys, so homeowners will not need to be present.

Connie expressed gratitude to Mackie for their excellent work for the Woodlands.

Brian gave an update on the new entrance signs. The grant from the city will cover most of the cost. Brian asked the board to vote on paying the contractor our portion of the cost up front, rather than half now and half upon completion. Brian moved to do this, David 2<sup>nd</sup>. Passed 4-0.

New Business:

Brian and Aran met regarding the new board. Topics discussed were finding a new property manager, technology transitions, and recruiting 2 more board members to fill vacancies.

David clarified that per our covenants, 13b, it does not mention “Basement leaks from a common water source” as listed in the Homeowner/ Association list of responsibilities. This item will be deleted and a revised responsibility chart will be forthcoming.

David proposed a \$2400 special assessment for 2022, as in 2021, for capital replacement, in order to continue the progress made in 2021. Cindy 2<sup>nd</sup> the motion. Approved 4-0. It will be the new board’s determination when to collect the assessment.

David announced a special meeting to be held via zoom on December 2, 2021 for the purpose of rescinding the special resolution passed in October, 2019. An information packet, including proxy, will be mailed out to the homeowners. This will be the only business transacted at the meeting.

Brian moved to adjourn the meeting at 7:55 pm. Cindy 2<sup>nd</sup>. Passed 4-0

Respectfully submitted,

Cindy Johnson, acting secretary.