

# **Open Board Meeting Minutes**

Woodlands Winding Brook HOA

March 17, 2022 @ 7:00 pm

Location: Zoom ( <https://iu.zoom.us/j/751436210> )

Zoom Meeting ID: 751436210 (no password)

HOA Open Board Meeting, held on 3/17/2022 – *meeting notes taken by Shelley*

Meeting was called to order by HOA President, Brian Dahlberg, at 6:34pm

Board members in attendance: Brian Dahlberg, Aran Mordoh, Shelley Taylor

Others in attendance: Cindy Johnson, Valerie Grim, Jeanette Clausen, Cathy Brown, Donna Davis, Kriste Lindberg, Alessandra Ferrario, Matthew Odle, Peter Krstanovski, James – Property Manager

Presidents' Report:

Brian said roof work is a priority- he mentioned Tim McCoin

Financial Report – Financial Manager, Laurie Miller was not able to attend

Operation's Report: Aran suggested we skip ahead and take care of other priorities first

Brian motioned; Aran seconded

New Business:

McCoin- updated the pricing

Approved

Discussion of the 2 chimneys from building 1 and 5.

James/Jamar is working with roofing contractor-Tim McCoin

Discussion of roofs: 8,9,13 and 14, and garages 2 and 7.

Tim McCoin said there are 4 remaining roofs, 2 chimneys per building, and 2 garages

Aran said:

\$21,809.00 per building

\$83,368.00 for all

Garages = \$10,777

Chimneys-\$3,836.00 per chimney

12 chimneys = \$46,032.00

Total for all roofs and chimneys = \$140,177.00

\$18,000 leftover in assessment (but already allotted for roofs 2021 board scheduled in December for buildings 1 & 5). All special assessment funds collected in 2022 will likely go towards roofs and chimneys being replaced (capital replacement items allocated for the 2022 budget).

Brian said:

Feb 28<sup>th</sup> \$75.00 in checking

\$52,000 in long term capital reserves

In April- \$47,000

Brian in favor of doing all work this year (roofs, chimneys, garages)

Total without garages would be \$129,400

Brian wants to prioritize the roofs, chimneys before garages- (Aran and Shelley agreed)

James suggested approving the total amount now and working out details with McCain later

Special assessment total = \$158,400 (\$2,400 from 66 units)

Brian suggested prioritizing the work according to need

ROOFING VOTE:

Brian motioned to approve a total of \$140,177 for buildings 8,9,13, and 14

Aran seconded Brian's motion. Motion carried 3 to 0 for buildings 8,9,13,14, and garages 2 and 7.

Brian motioned to vote for buildings 1 and 5 (\$19,180). Aran seconds. Motion carries 3 to 0 – \$144,013

Shelley had to leave the meeting at this point (as previously stated to board). No further notes were provided.

No further business conducted beyond this point ~ meeting adjourned.