

Open Board Meeting Minutes

June 23rd 2022

The Woodlands HOA Open Board Meeting
6/23/22 7:00pm via Zoom
Minutes taken by Julie Mirise board secretary

In attendance: Board members Brian Dahlberg, Aran Mordoh, Shelley Taylor, and Julie Mirise
Also in attendance: Laurie Miller, Raisa Jo Dibble, Blair Beavers, Cindy, James/JAMAR, Jeanette Clausen, Jeanette Shuler, Jeff Cupp, Kenneth Shafer, Kris, Kriste, Peter Krstanovski

7:04pm Brian calls meeting to order and reminds the group how to use group chat for questions

7:06pm Minutes reviewed and pass
Jul 2, 22 4-0
Feb 11,22 4-0

Note ~ meeting minutes approved later on August 11th 2022 when board members had adequate time to review. Feb 11th is the incorrect date, it is Feb 10: jul 2 is incorrect, the correct date is June 2nd. ~ Aran Mordoh acting president August 2022.

7:18pm Brian shares:

- Update about the special meeting
- Late fees being discussed for future implementation via the governing documents (late fee was previously in-place before the covid19 pandemic begin)

7:22pm Financial managers report: \$132,000 on hand

7:23pm Monthly Property Managers Report:

- Three calls about mold for unit 2325, 2341,2390, drains inspected, found two drains that go no where
- Bluestone delivered wood chips, property manager and team spread woodchips on several paths in the common area
- City came and looked at pond no permit needed for pond work. City giving guidance about what needs to be done to help correct the drainage (the correct procedure). Working with PM and board on this as a high priority item.

7:37pm Blair Beavers shares that clean-up day was successful with MC Iris. Trees were not planted because the utilities were not marked, even though Blair and Aran made several calls and follow-ups for markings to be done. Trees will be planted soon once utility lines are finally marked.

7:40pm New Business discussed:

- New treasurer is still needed
- Maintenance schedule is being created
- HOA garage needs organized

7:47pm Shelley reports that the social event went well

7:48pm Aran shared tree information (looking at a new bid for possible future work, after the last tree contractor quit due to homeowner interference). Reminder that homeowners should not contact contractors directly, but instead reach out to the board or property management if they have any questions.

Board got a new bid from the arborist that many homeowners specifically requested (one of the best arborists in town). Board somewhat agrees on many trees that need possible removal in the future, but decides not to move forward with any tree work until after the special meeting of the members.

8:34pm Brian motions to move forward with tree trimming and invasive removal. Julie seconds. Motion stopped after discussion one tree would be a part of the pond grind of the invasives.

8:45pm Army Corp of Engineers discussed if they are needed for pond work. Aran reports that the City of Bloomington said this was not needed (that we have a retention pond, and it is not a wetlands).

8:52pm Vote on pond grind did not pass 2-2 from the motion above at 8:34pm from Brian.

8:52pm Aran reviews gutter/downspout bid for cleaning and reviews that there has been no regular cleaning of the downspouts/gutters in the last 5 years (just sporadic cleanings that we can tell from the limited documentation on it). The property manager and other professionals recommend regular gutter/downspout cleaning twice a year (especially due to all the trees we have in our neighborhood). The professional recommendations on the helmet gutter guards (on unit buildings) is also reviewed. It is recommended to us that we remove these gutter helmets, as the pitch of the unit roofs is too steep and water with hard rain runs right off them and into the side of the building. There is also an additional cost for removing and replacing these gutter helmets each time we need to clean the gutters (\$2,000 for removal, \$2,000 to put back on ~ which would be around \$8,000 per year of additional cost for gutter cleaning).

Aran reviews the bid from Lane Maintenance and the quote given from Steve's Roofing (Jamar tried to get a bid from them, but they would only provide a quote). Lane Maintenance's bid is for \$5,500 for a gutter/downspout cleaning now (includes removing the gutter guards) and \$3,500 in the fall (less money if gutter guards left off, as recommended). Steve's roofing verbal estimate costs \$150 per hour, and they won't service downspouts which are buried (about half of our downspouts currently), equaling roughly around \$7,500 maintenance.

8:59pm Aran motions to approve Lane maintenance gutters/downspout cleaning bid (including removal of the helmet gutter guards on the unit buildings), \$5,500 now and \$3,500 in the fall, \$9,000 total. Discussion of keeping the gutter guards by Brain, while we see how the buildings do without them for now. Shelley mentioned concern over where to keep the gutter guards in the interim. Vote passes 3-0-1

9:02pm Brian shares about the idea of a debit card or PayPal for Laurie the Financial Manager for recurring billing. Vote to look into a payment process passes 3-0

9:09pm Brian asks homeowners who is still interested in Town Hall, board answers questions from community.

9:30pm Brian motions for the meeting to be adjourned. Julie Seconds, Vote passes 3-0