

2023

August Open Board Meeting The Woodlands Winding Brook HOA

Board:

Aran Mordoh: President
Lisa Meuser: Secretary
Valerie Grim: At-Large
Shahana Ansari: At-Large

Professionals:

Property Manager: Jamar Property Management
Financial Manager: Laurie (*via Stephen Miller CPA*)
Administrative Assistant: Megan
Handyman: Mike with Lane Maintenance



the woodlands

Reminder of contact information

Listed at the bottom of the agenda and on all board emails

The Woodlands HOA Website: <https://www.woodlandshoa.net/>

Homeowner Request link: <https://www.woodlandshoa.net/homeowner-requests/>

Homeowner Google Drive Access:

<https://drive.google.com/drive/folders/0AINrI5OycSUwUk9PVA>

*Please use the **website for all needs** and only to email supplemental documentation or pictures **after** putting in your homeowner request through our website (link above).*



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1. Call to Order ~ Shahana (7:00-7:02)

- Recognition of attendees
- Logistics reminders
 - Chat bar for technical issues only
 - No disparaging/rude chat bar comments allowed. 1st violation warning. 2nd violation removal from the meeting for disrupting the meeting.
 - Open board meetings are for the board to report out and vote on pressing new items of business.
 - Please hold all homeowner comments until the “homeowner comment” period at the end of the meeting (last 30 minutes, as time allows).

2. Land Acknowledgement ~ Shahana (7:02-7:03)

- Introduce
- History
- Action
- Conclude

3. Guest Speaker~ Aran (7:03-7:30)

- Frank from First Insurance Group (FIG)
 - Possible risks for external insurance cost to increase
 - Legal action
 - Climate change events
 - Other
- Information on External Insurance Policy
- Homeowner question period
- Video example: <https://www.wfla.com/video/florida-condo-associations-insurance-spiked-nearly-1000-%e2%80%94-heres-why/8829360/>
- *Note: If no guest speaker for the month, skip ahead to next item (leave up for future guest speakers)*

4. Approval of Minutes ~ Aran (7:30-7:32)

- Open Board Meeting July 13th 2023

5. Report out on Decisions ~ Aran (7:32-7:35pm)

- ▶ Board AWM

- ▶ \$3,200 for Lane Maintenance via multiple large maintenance tasks (wasp nests external, siding hole filling, sidewalk hole filling, metal cages for plants, stain areas and other)

- ▶ Payment Plans to be signed by homeowners

- ▶ Leans/Foreclosures

- ▶ Executive meeting decisions:

- ▶ Acting Vice-President: Shahana Ansari

- ▶ Acting Treasurer: Valerie Grim

- ▶ Property Manager DMA

- ▶ See property manager report

- ▶ Please note:

- ▶ *Discretionary Monthly Approval (DMA) ~ Property manager has \$1,000 per month per their contract.*

- ▶ *“Action without a Meeting” (AWM) is business that is voted on by the board via the board email, which is standard practice for the board between meetings. Voting by email must be a unanimous vote by the entire board for the vote to pass. This is a standard and proper procedure and necessary for the large amount of maintenance that is required from a property as robust as The Woodlands.*

6. Executive References ~ Aran (7:35-7:37pm)

- ▶ Executive meeting 8/10/23
- ▶ Two Indemnification cases (1 new insurance claim, homeowner bringing legal action against a board member). This means more insurance claims, which can lead to higher costs for all homeowners.
- ▶ 1 of 2 lawsuits completed from the 2020 board (completed in 2023)
- ▶ Grant (pond area work) ~ legal time had to be spent due to legal inquiry
- ▶ The board cannot comment publicly on pending legal
- ▶ You can look up the public legal cases yourself:
- ▶ mycase.in.gov , or <https://public.courts.in.gov>
- ▶ Current active case #s: 53C01-2105-PL-001157
- ▶ Cases no longer active case #s: 53C06-2206-CT-001096, 53C06-2212-PL-002665, 53C06-2205-MI-001071

- ▶ Cases that are private and can't be shared with homeowners are cases through the Bloomington Human Rights Commission or Indiana Civil Rights Commission for disability discrimination, Protective Order Cases. The board has spent money on legal to defend against these types of cases.

7. President's Report (slide one) ~ Aran (7:37-7:42pm)

New/Updated items *(look at agenda for details & standard items)*

- ▶ 2023 financials: See information from the financial manager.
 - ▶ **Arrears:** collecting on arrears (arrears down to \$35,000, were around \$90,000 when the 2022 board members started).
 - ▶ **Total account balances:** up to \$365,000 currently and at one point within the last 5 years was close to \$50,000 (take into account \$99,000 in recent special assessment is intended to be used for the community drainage repair)
 - ▶ **Delinquency Policy Resolution:** fair process to collect HOA fees (i.e. arrearages). At 90 days late, FM sends 1st & 2nd written notice, then the account goes to legal. Please see website for more information.
- ▶ Board member seat open for term ending on December 31, 2024.
 - ▶ If you are interested in being appointed to the board term that runs until December 31st 2024, please put in a homeowner request and email a statement to the board
- ▶ YMS ~ Yearly Maintenance Schedule
 - ▶ RSI Data Included
- ▶ B&G Committee applying for Stormwater Drainage Grant: Homeowners asked to participate (see August Special Newsletter)

7. President's Report (slide 2) ~ Aran

➤ Dispute Resolution Process

1. All homeowner requests and communication **must** go through the homeowner request page on the website.
2. Including: maintenance, financial, documents, etc.
3. Requests can be submitted on a computer or phone.
4. Call Jamar Property Management if you need help.

➤ **Dispute Resolution Process**: *Individuals may ask the board for a meeting if you feel that your request has not been resolved (use the homeowner request portal on the website). Please do this **before** moving to legal action, as legal action costs all homeowners money and puts our insurance at risk.*

- *We must change the culture in our neighborhood to use this correct Dispute Resolution Process. We must avoid homeowners using legal methods at all costs for disputes. It puts our whole neighborhood at risk and could potentially severely impact our homeowner fees and property values.*
- *If you are a homeowner in current litigation with the board, we CANNOT meet with you until your legal matter is resolved. .*

8. Treasurer's Report ~ Valerie (7:42-7:45pm)

New/Updated items *(look at agenda for details & standard items)*

- ▶ New/Updated Items
 - ▶ July 2023 running totals (see financial manager report, board running report extra)
 - ▶ Totals:
 - ▶ Expenses: \$155,753
 - ▶ Income: \$348,335 (includes \$11,000 Neighborhood Improvement Grant for Pond Area)
 - ▶ Net Income: \$192,335 for 2023 so far
 - ▶ Note: \$99,000 is the special assessment for the community drainage repair projected at \$175,000
 - ▶ Legal expenses: legal expenses are high due to homeowner suits (projected cost nearly \$30,000)
 - ▶ 2024 budget 1st draft created by Aran (being reviewed for feedback from the Finance Committee)
 - ▶ RSI study (in progress, will help us understand and plan for long term costs & repairs)
 - ▶ October 2023 annual meeting where the budget will be reviewed and approved
- ▶ Notes on the Running Budget Document (in the running budget document under July)

9. Financial Manager Procedures

- Please read these for detailed information on the agenda

10. Financial Manger's Report ~ Laurie (7:45-7:50pm)

- Standard Items:

- Monthly financials emailed to all homeowners and uploaded to the Homeowner Google Drive monthly.

- Invoices/receipts & Signed Contracts included

- Homeowners have access to documents they are allowed to review within a reasonable amount of time

- Notes on upcoming payments:

- Special Assessment of \$750 were due July 1, 2023

11. Property Manager's Report ~ Jamar (7:50-7:55pm)

- Report out on work in the neighborhood and bids being acquired

12. Committee Reports ~ Valerie (7:55-8:00pm)

➤ Current Committees:

- Buildings & Grounds Committee: Blair Beavers, Kriste Lindberg, Susan Seitzinger & Aran Mordoh (Head/Board member)
- Finance Committee: Cindy Johnson, Kris Kuntz, Ash Gupta, Malcolm Web
- Outreach, Welcoming, Recreational & Social Gathering Committee: Peggy Billeck, Sam Troxal, Cathy Brown

➤ Notes on how to get involved

- Put in a homeowner request on the website indicating what committee you would like to join and the board will vote on it.
- Homeowners wanting to be more involved ~ this is a great opportunity!
- Possible other committee: Inclusion & Engagement Committee

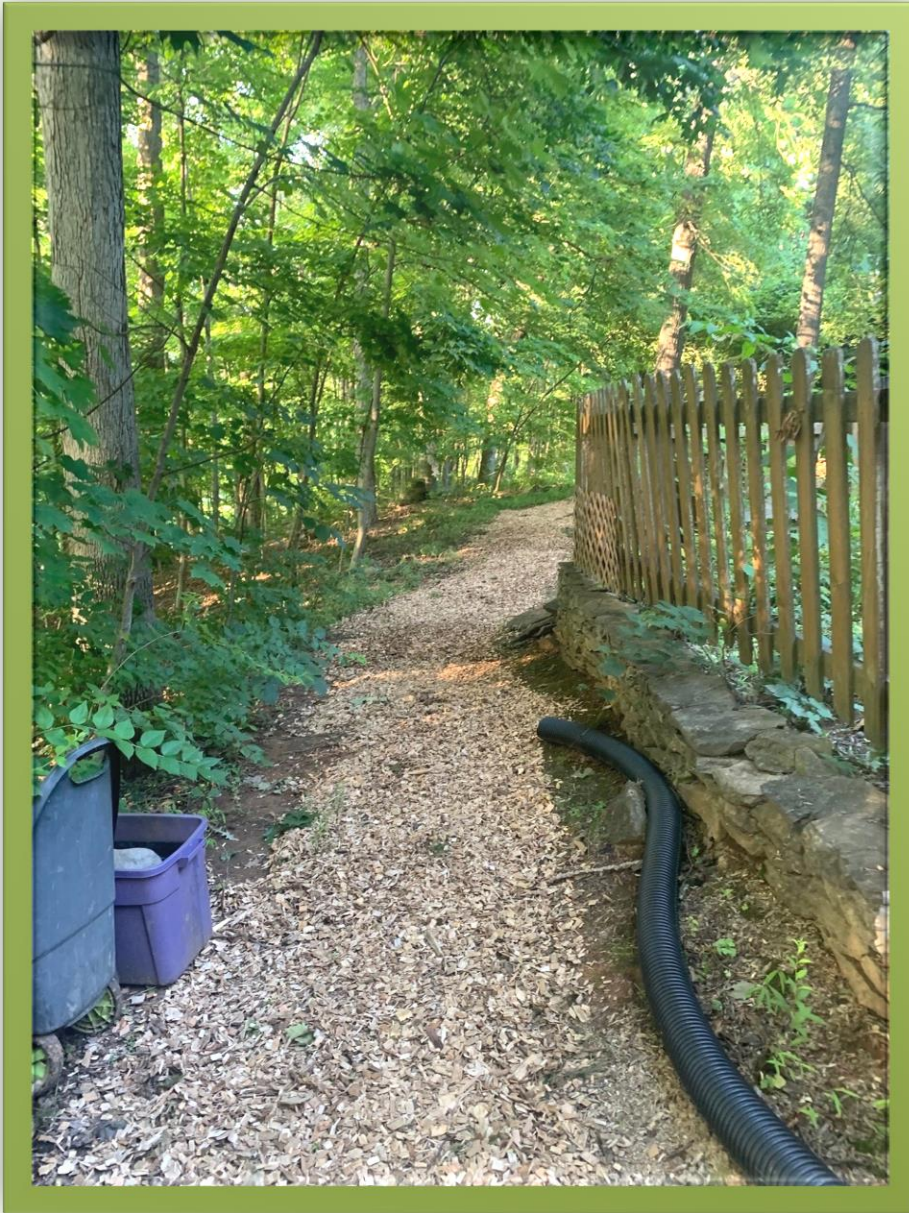
13. Communications Report ~ Lisa (8:00-8:01pm)

- New/Updated Items: None currently ~ please read standard items on the agenda

14. Operations Report ~ Shahana (8:01-8:05pm)

- New/Updated Items
- 210 homeowner requests so far this year
- Lids on trash dumpsters
 - light and easy to open
 - hopefully no more raccoon buffet sessions
- Dog Stations are a hit (please use properly)
 - Pick-up and bag dog waste at the time of incident
 - Don't put regular trash into the dog was trash cans
- Landscapers working on lots of projects!
- B&G Committee (Aran/Blair) working with Bluestone and possibly Ecologic for Invasive removal contracts for 2024
- Big storms & gutter clogs that were fixed right away!
- Common area fences fixed and stained
 - please keep plants off of them
- The Wood Chip trail has been fully restored
 - Please keep personal homeowner items away from the wood chip trails for safety reasons & via HOA rules for common area
- Standard Items (read the detailed agenda)

Wood chip trail



Common Area Privacy
Fence



Common Area Fence



Dumpsters with lids!



Community Volunteer
Day 2023!





Homeowners at the 2023 Community Volunteer Day!



Monthly newsletters now coming via **USPS**, **Email** & **Homeowner Google Drive!**

Skip 15-18

- Tabled business
- Pending business
- Yearly contracts to review
- Postponed Business
- For more details on these read the detailed agenda document

19. New Business~ All Board Members (8:05-8:20pm)

- 3 new items (all new business postponed due to legal, except PM contract)
- PM Contract
- Invasive Management Bluestone
- Invasive Management Ecologic
- Parking Lot stripe & number painting

19. New Business~ A) Aran (7:25-7:30pm)

- Jamar Property Management Contract
 - Data: Extending current contract until the end of the year
 - Reason for action:
 - Professional Advising:
 - Cost/Benefit Analysis:

19. New Business~ B) Aran (7:30-8:15pm)

- Invasive Management bid from Bluestone for woody plants and other
- Data: Reason for action:
- Professional Advising:
- Cost/Benefit Analysis:

19. New Business ~ c) Aran (8:25-8:30pm)

- Invasive Management bid from Ecologic for woody plants and other
- Data: Reason for action:
- Reason for Action:
- Professional Advising:
- Cost/Benefit Analysis:

19. New Business ~ d) Shahana (8:15-8:25pm)

- Parking Lot Stripe & Number Painting

- Data: Reason for action:

- Reason for Action:

- Professional Advising:

- Cost/Benefit Analysis:

20. Homeowner Comments ~ Lisa (8:15-8:30pm)

Civil behavior please

- Lisa to call on homeowners randomly, as hands are raised (*digitally or by image*)
- Shahana keeps time (verbal & hand signal warning at 2:30 & 3:00)
- Logistics: Homeowner comments are for questions and feedback to the board only
 - No disparaging comments of board members or property manager (considered meeting disruption)
 - 1st rule violation results in a warning, 2nd violation results in homeowner removal for disruption.
- Procedures:
 - Homeowners must limit their comments to 3 minutes per round & follow all board instructions
 - Board members will wait to give their responses until all homeowners who want to comment have gone for the round.
 - We will allow multiple rounds of homeowner comments, as time permits
 - Format follows city council meeting standard, why there aren't time limits for board members (as well as the fact that we are sometimes responding to multiple questions)
 - Please save specific questions about items or data for a homeowner request. All board members have access to this data but can't be expected to know it off the tops of their heads.

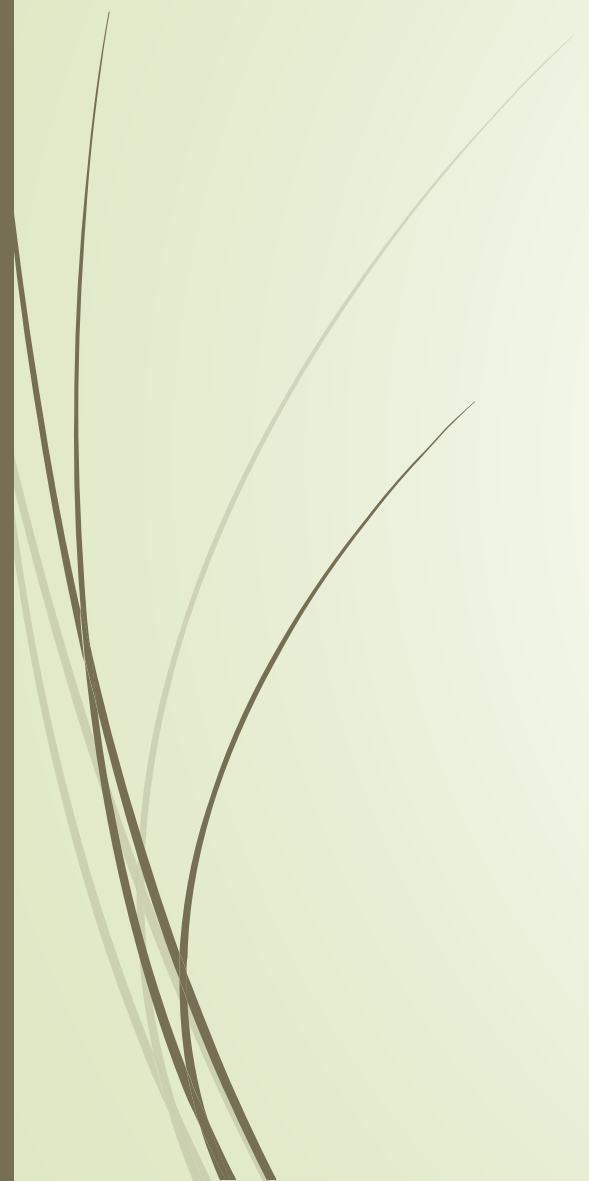
23. Upcoming meetings ~ Shahana (8:29-8:30pm)

- Next open board meeting on zoom: September 14th 7pm
- Open board meetings always the 2nd Thursday of the month from 7-8:30pm over zoom, zoom ID 9202320239 (no meeting in December, holiday month)

Thank you for attending the open board meeting!



Winter milk-jug planting with the B&G Committee



The National
Wildlife Federation
through its
Backyard Wildlife
Habitat Program
awards this
Certificate
of Achievement
to



BACKYARD WILDLIFE
HABITAT
NATIONAL WILDLIFE FEDERATION®

Winding Brook Homeowners

This Certificate recognizes the establishment
and maintenance of Backyard Wildlife Habitat

No. 29582

This habitat is certified in the National Wildlife Federation's worldwide
network of mini-refuges where, because of the owner's conscientious
planning, landscaping, and gardening, wildlife may find quality
habitat—food, water, cover, and places to raise their young.

Mel Van Natter
President

We can get back to this some day!

Certificate of Appreciation

Monarch Waystations provide milkweeds, nectar plants, and shelter for
monarchs throughout their annual cycle of reproduction and migration.

In appreciation for efforts on behalf of monarchs,
Monarch Watch awards this certificate to

Woodlands Winding Brook Homeowner's Association

for the creation and maintenance of Monarch Waystation number

3588

Creating and maintaining a Monarch Waystation contributes to monarch conservation
and helps to assure the continuation of the monarch migration in North America.

CREATE, CONSERVE, & PROTECT MONARCH HABITATS

Chip Taylor
Chip Taylor, Director
Monarch Watch



www.MonarchWatch.org