

2023

July Open Board Meeting
The Woodlands Winding Brook HOA

Board:

Aran Mordoh: President

Lisa Meuser: Secretary

Valerie Grim: At-Large

Shahana Ansari: At-Large



the woodlands

Reminder of contact information

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

Board Email: board@woodlandshoa.net

Property Manager Email: manager@woodlandshoa.net

Financial Manager Email: finance@woodlandshoa.net

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>



the woodlands

1. Call to Order ~ Aran Mordoh (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. Approval of Minutes ~ Aran (7:03-7:05)

- Open Board Meeting June 8th 2023
- Town Hall Meeting June 15th 2023

4. Report out on Decisions ~ Aran (7:05-7:07pm)

- Board AWM
 - Homeowners to the finance committee
 - Water intrusion / sidewalk work pending
 - Payment Plans
 - Leans/Foreclosures
- Property Manager DMA
 - See property manager report

5. Executive References ~ Aran (7:05-7:08pm)

- ▶ Executive meeting 7/13/23
- ▶ Indemnification case (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
- ▶ 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- ▶ Cases no longer active: 53C06-2206-CT-001096, 53C06-2212-PL-002665, 53C06-2205-MI-001071

6. President's Report ~ Aran / Shahana (7:08-7:10pm)

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

- 2021 financials
- Board member resignation ~ Shelley Taylor
- 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
 - Ready to implement with help from the admin assistant
 - RSI Data Included

7. Treasurer's Report ~ Aran for Valerie (7:10-7:13pm)

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

- New/Updated Items
 - June 2023 running totals
 - Actual net income (considering costs committed to)
 - Budget items
 - Legal expenses
 - Finance Committee
 - RSI study
 - 2024 budget being prepared
- Notes on the Running Budget Document

8. Financial Manager Procedures

- Please read these for detailed information on the agenda

9. Financial Manger's Report ~ Laurie (7:10-7:13pm)

- Standard Items:

- Monthly financials emailed to all homeowners and uploaded to the homeowner Google drive monthly.

- Invoices/receipts & Signed Contracts included

- Notes on upcoming payments:

- Special Assessment of \$750 due July 1 2023

10. Special Item ~ Aran for Valerie (7:13-7:15pm)

- Current Committee: Buildings & Grounds Committee
- 2 new Committees with members so far:
 - Finance Committee: Cindy Johnson, Kris Kuntz, Ash Gupta, Malcolm Web
 - Inclusion & Engagement Committee
 - Outreach, Welcoming, Recreational & Social Gathering Committee: Peggy Billeck, Sam Troxal, Cathy Brown
 - Vote on one homeowner who requested to be on a committee
- 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!

11. Property Manager's Report ~ Jamar (7:15-7:20pm)

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

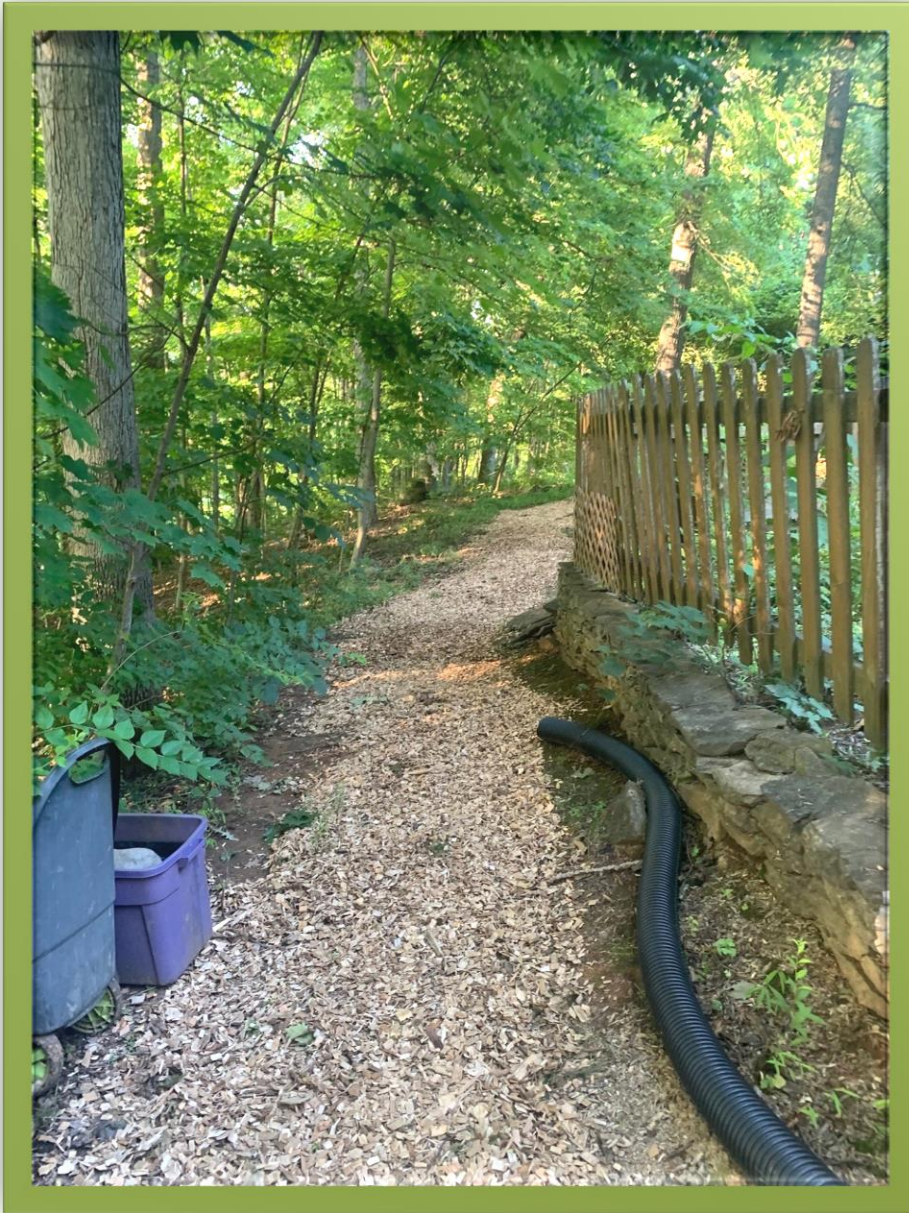
12. Communications Report ~ Lisa (7:21-7:22pm)

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

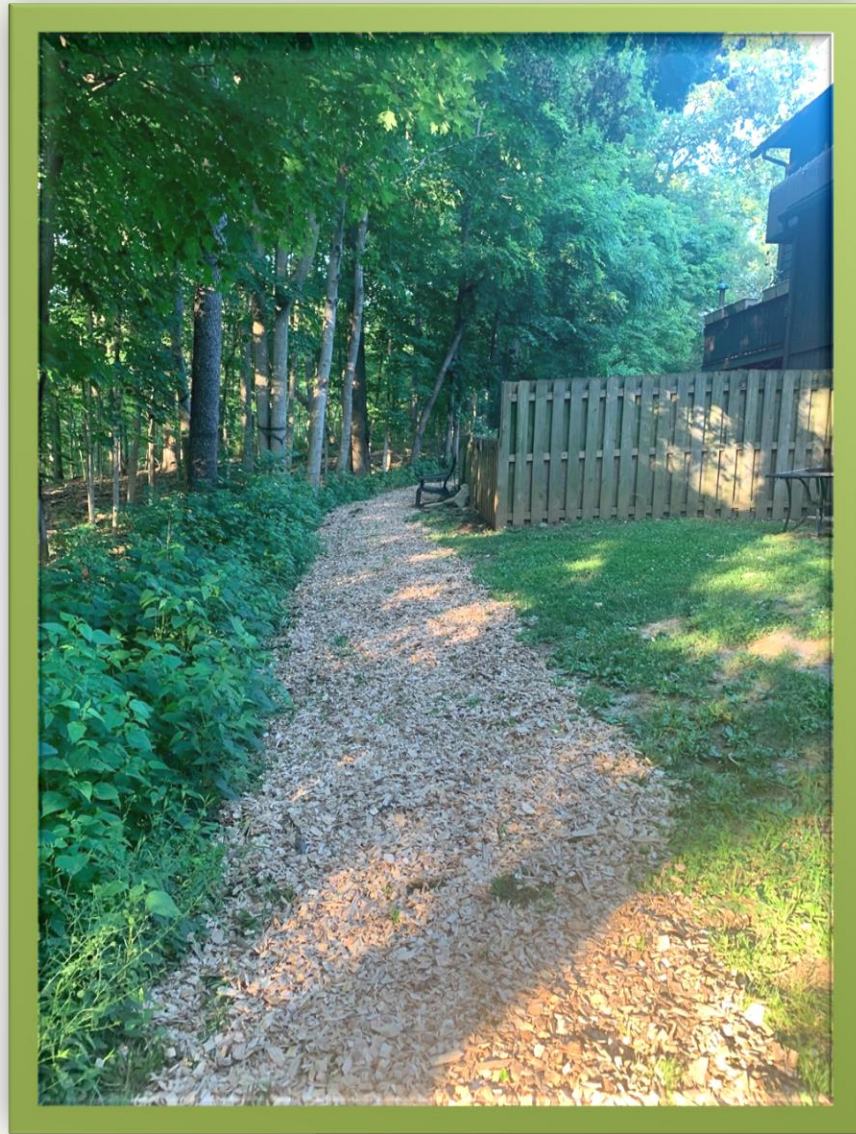
13. Operations Report ~ Shahana (7:22-7:24pm)

- New/Updated Items
- New/Updated Items
- 191 homeowner requests so far this year
- Dog Stations are a hit!
- Landscapers working on lots of projects!
- Big storms & clogs
- Common area fences fixed and stained!!!
- The Wood Chip trail has been fully restored!!!
- Standard Items (read the detailed agenda)

Wood chip trail



Wood chip trail



Common Area Privacy
Fence



Common Area Fence



Community Volunteer
Day 2023!





Newsletter about pond and grant!



14. Buildings & Grounds Committee ~ Aran/Committee members (7:24-7:25pm)

- New/Updated Items
 - See Buildings & Grounds Report on the Homeowner Google Drive (HGD)
 - All B&G members met with Engineer for 2 hours to review the modified bioretention area and give feedback on ideas via what they thought would be beneficial to the community
 - Repairing/Restoring Common Areas / Community Volunteer Day / Fall Garage Sale
 - Idea to change order in 2024, spring garage sale/fall community volunteer day (planting)
 - \$11,000 Neighborhood Improvement Grant (after 2nd meeting with the city that President of the HOA Aran Mordoh presented at and answered questions, along with the city engineer and city legal).
 - Invasive Management (Blair & Aran met with contractor, getting bid)
 - Weed Wrangle (working to move to community weeding areas via knowledgeable homeowners leading)
- Standard Items (read the detailed agenda)

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 (7:40-8:00pm)

- 2 new items
- Tree trimming
- Engineer presentation pond area & \$11,000 Neighborhood Improvement Grant!

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

- ▶ Tree trimming bid Bluestone
 - ▶ Data: \$11,475
 - ▶ Reason for action: Professional Advising Provided: Property Manager
 - ▶ Professional Advising: Bluestone
 - ▶ Cost/Benefit Analysis: Along with the other tree work being done, this still falls well within our yearly tree budget of \$35,000. Additional tree work being conducted currently is around \$14,000, but this includes some of the initial trimming.
 - ▶ Discussion

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

- Presentation by Chelsea Moss, engineer from Abrams & Moss
- Presentation 30 minutes
- Question period for homeowners 15 minutes

19. New Business~ C) Aran (8:15-8:25pm)

- Neighborhood Improvement Grant Funds
- Data: Data: Neighborhood Improvement Grant awarded to The Woodlands for the following:
 - \$2,300 Conceptual Design
 - \$3,700 Construction Document Development
 - \$2,000 Project Management
 - \$3,000 Construction
- Reason for Action: To approve the funding from the Neighborhood Improvement Grant
- Professional Advising Provided:
- Cost/Benefit Analysis:
- Discussion:
- Action:

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

- Bid for construction Document Development and Project Management
- Data: Data: Neighborhood Improvement Grant awarded to The Woodlands for the following:
 - \$3,700 Construction Document Development
 - \$2,000 Project Management
- Reason for Action: To approve the funding from the Neighborhood Improvement Grant
- Professional Advising Provided:
- Cost/Benefit Analysis: Part of the grant funds from the Neighborhood Improvement Grant, doesn't cost homeowners anything!
- Discussion:
- Action:

20. Homeowner Comments ~ Lisa (8:00-8:30pm)

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: August 10th 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