

Woodlands Winding Brook HOA

Board meeting November 19, 2015

The meeting was called to order by Teresa White at 7:05 pm. Introductions were made of all those present. Board members present were Barbara Bunch, Edward Gubar, Diane West, Cindy Johnson, and board members elect Elizabeth Starr, Randy West, and Ken Schaefer. Also present was financial manager Carolyn White and 4 other residents.

The September minutes were moved to be accepted by Diane West, seconded by Edward Gubar.

Carolyn presented the financial report for the month, including the profit & loss statement, balance sheet, check detail, and reconciliation. All statements of past due accounts have been sent out with a letter reminding those residents that 14% annual interest will be assessed starting in January, per the covenants. Interest will not be charged to those residents that have payment plans in place with Carolyn.

Carolyn presented the insurance renewal information. The costs have gone up, but due to checks and balances that have been put into place, we have been able to keep our insurance. Those items are the checks and balances on the finances as well as the hiring of a professional property manager (Tempo Properties) to oversee the neighborhood. The deductible has gone up to \$2500.00 in order to keep the premium costs, and therefore costs to the residents, at a small increase from last year. A discussion followed as to when the individual homeowner might be responsible for covering the deductible if the damage was their fault.

On the misappropriation case, the insurance company QBE has sent a check for \$50,000, as they consider it one occurrence even though Travellers was the carrier for a couple of years in the middle. Carolyn will work with the Frank Eberle to see if a claim can be filed with Travellers for their portion.

The budget for 2016 will be revised once the result of the inspections has been done and the new board members have been seated. The elections for officers will be at the first meeting in January.

Those board members who are leaving at the end of the year were given the opportunity to reflect on their time on the board:

Barbara Bunch thanked all the board members she has worked with and was proud of the team effort in accomplishing many things while she was a member.

Diane West thanked the new members for their willingness to serve.

Edward Gubar thanked Jenny Kander for all she did in the 7 years she served the HOA. He mentioned that there were a few issues with transparency that he wanted to address. First was the additional \$1000 in legal fees the board incurred in having to respond to incessant demands from residents Connie Beckwith and Donna Davis to examine the books despite the ongoing criminal and civil investigations. He also mentioned the misuse of the homeowner email list by resident Connie. He also thanked Barbara and the previous board members for all their work.

Jeanette Claussen reported on three new residents that she had visited and given a welcome packet which included copies of the covenants, bylaws, contact information, and other pertinent information. It was suggested that perhaps all current residents should receive the packet.

Ken Schaefer suggested that we have Frank Eberle come to a monthly meeting to talk about what homeowners should carry in personal insurance, to be sure they were covered. They should also be informed about the common insurance deductible and when they might be responsible for that, particularly when grills are concerned.

Teresa gave an update about Soaring Eagle. They have offered to inspect our grounds 3 times/year for a cost of \$420. This would be for prioritizing work on the trees and other plantings and to make long term plans. Cindy moved to hire them for the inspections for one year; seconded by Edward. It was unanimously approved. Teresa will contact Greg Peters at Soaring Eagle. It was suggested that homeowners should submit any questions/concerns about the grounds to the board in advance of the inspections, and not to Greg directly.

Juris will mow the area around the pond prior to winter.

Kristi Lindberg has provided brochures to be given to all residents concerning what should/should not be flushed down toilets. An email will be sent out to residents prior to distributing the brochures.

Barbie Leverenz Lamb has been hired for keeping the dumpster areas straightened and cleaning up dog waste for 2 hours/week.

Resident Steve Cook requested his email address be changed for HOA business. He also inquired as to the correct paint to use on the exterior window trim. He also brought up the difficulty in seeing to the east when exiting the neighborhood and the danger this caused. Barbara said that the board was aware of the problem, but didn't want to go to a lot of expense if the city was planning to reconfigure the road and sidewalk in the near future.

Resident Connie Beckwith mentioned that more lighting is needed in some areas of the complex. This will be followed up with Tempo properties.

The meeting was adjourned at 8:58 pm. The next meeting is January 14, 2016.

Respectfully submitted,

Cindy Johnson

Secretary