Woodlands Winding Brook HOA

Board meeting 2/11/15

The meeting was called to order by President Barbara Bunch at 7:05 pm.  Four board members, the financial manager, general manager, and 5 residents were present.

The minutes from the January meeting were approved.

Resident Connie reported that the annual report did not go through to the residents and asked Carolyn to resend it to the homeowners.  Homeowners were pleased to see updated contact information and monthly minutes posted on the website.  A request was made for profit and loss statements for 2014 – Carolyn will look into getting those sent out.

Barbara reported that snow removal costs should be considerably less this year.  The last 3 buildings are to be stained this summer.  A discussion  concerning roof replacement followed – research is to be done to look into possibly replacing the cedar shakes with another material.  Insurance rates are higher with cedar, but will property values be affected by replacing it with metal or shingles?  Tony offered to have a roofing contractor come speak to the board and residents concerning options and costs and to answer questions.

A new venue for board meetings is needed.  Suggestions included Sherwood Oaks Church, the YMCA, and the public library.  Carolyn offered to call to find out availability and cost for these.

Tony reported on projects and maintenance that is ongoing and planned.  The board approved the rental of a storage unit for the archive files and purchasing a garage door opener with key pad for the HOA garage.  Barbara will look into upgrading the data for Tony's phone to accommodate the increased use since his becoming general manager.  When the weather improves, the blacktop will be patched.  The garage doors are in need of paint.  This is the homeowner's responsibility.  Tony will look into costs and options for the homeowners for either doing it themselves or hiring someone to do it.

Carolyn presented the financials and answered questions about the profit & loss report.

The meeting was adjourned at 8:20 pm.