

Woodlands Winding Brook HOA

April 9, 2015 Minutes

The meeting was called to order at 7:05 pm by president Barbara Bunch. Board members present were Ed, Diane, Cindy, and Teresa, along with general manager Tony and financial manager Carolyn and two homeowners.

The minutes from the March meeting were approved.

It was voted and approved to get two credit cards – one for Tony and one for Carolyn for smaller expenses (1000 credit limit for each). The HOA will set up an account at Black Lumber for larger expenses such as stain. Tony will have the paperwork for this sent to Barbara.

Barbara also reported on filing the Official Business Entity with State of IN by May 31, spring maintenance of the grounds with Juris, and treating of the pond. She reported some issues with the buyer of unit 2358.

Tony presented the general manager report:

There are some roof issues with the building where Kathy Nesbitt is selling. The pipe boots are leaking. The board approved having all the boots in that building inspected and repaired where necessary.

Tony presented a proposal from Roberta Kelley to proactively treat the buildings for termites. The traps installed several years ago were ineffective. Kelley's does an annual inspection and then treats buildings as needed, but the board should consider a long-term plan to regularly treat all the buildings and garages, perhaps in a multi-year schedule. Shelley Taylor requested as natural a treatment as possible and will research other methods and report back to the board. Tony will also research other products to treat the roofs as what we currently use is not effective.

Potholes will be filled as soon as the hot patch plant reopens.

Carolyn presented the monthly balance sheet and profit and loss statements.

The executive board convened at 8:30 pm to discuss confidential aging reports.

The next meeting will be held on Thursday, May 14, at 7 pm at the Monroe County Library.

Respectfully submitted,

Cindy Johnson, secretary