

Woodlands Winding Brook HOA

May 21, 2015

The meeting was called to order at 7:00 by president Barbara Bunch. Board members present were Diane West, Edward Gubar, Teresa White, and Cindy Johnson. Several homeowners were also present.

The April minutes were approved.

Carolyn Brown presented the financial report, showing expenses for the month of April and a net income in excess of \$5000. Capital expenditures coming in June include the insurance payment and staining of the remaining 3 buildings. Interest was posted to the investments.

Tony introduced guest Tim McCoin from McCoin roofing. Upon examining our roofs, the old shakes are holding moisture where trees overhang and are being chewed by animals around the skylights. He recommended replacing the cedar with metal, which require much less maintenance, last 50 years, and would raise property values and lower insurance costs. He will get us addresses of roofs he has done so we can drive by to see it. There is a leak in Claire Clayton's roof near her skylight that needs immediate attention. He will put a tarp over it right away and give the board estimates for several options for repair.

Several homeowners expressed concern about problems with dogs. There are a couple of large dogs that are not always under the control of the homeowners and have attacked smaller dogs. It was pointed out that the bylaws state that any dog that is deemed a nuisance can be removed with 3 days notice. Also a couple of dogs have been tied up outside on a stake without the homeowner being present. It was suggested that stricter rules for dog owners would be appropriate and fines for violations of the rules.

Claire Clayton requested permission to build a fence between her unit and the unit adjoining hers. She showed plans for this. The board approved her request.

Tony Somes presented the manager report. Staining on the remaining 3 buildings is to begin on May 24th. Potholes have been filled with the exception of one. An exterminator was called to remove raccoon/squirrels from one unit. Homeowners need to be informed not to feed the squirrels. Grading issues were brought up – mulch too high around several units has caused the cedar siding to rot. Erosion between buildings and near the pond need addressing, as well as the area in front of Kristie and Donna's unit. Termites have been treated on one building and a plan needs to be established for treating all the buildings for termites.

Connie offered some suggestions for the new budget and will send her figures to the board.

The meeting was adjourned at 8:30 pm. The next meeting is set for June 11 at the library.

Respectfully submitted,

Cindy Johnson