

Woodlands Winding Brook HOA Minutes

June 11, 2015

The meeting was called to order at 7:05 pm by President Barbara Bunch. In attendance were board members Diane West, Teresa White, Cindy Johnson, general manager Tony Somes, and financial manager Carolyn Brown. Ten residents were also present.

Tony Somes presented the manager report. The staining of the two remaining 6-unit buildings has been finished. One 4-unit building is left. The chimneys will be repaired and stained at a later date when the roofs are dry and it is safe to get up there. So far 130 gallons of stain has been used.

The problem with the leaky roof on Claire's unit was discussed along with several options using either metal or dimensional shingles. Following the discussion with the residents present, board member Cindy moved to have metal cottage shingles installed on the backside only of 2376 and 2378 over the existing cedar, as well as removing the cedar and installing the same metal shingles on the entryway section of these units. Then everyone can see how they look and hold up as a trial prior to having to replace the roofs in the future. Seconded by Diane West. Unanimously approved by the board.

It was suggested that the archives be searched to find out what the warranty was on the cedar shakes the last time the roofs were replaced. Resident Ken Cantu offered to look through the archives; Tony will get the boxes to him.

The issue of removing dead trees and trimming the existing trees to raise the canopy and allow sunlight to get to the cedar roofs so they can dry out was discussed. It was moved by Diane West to hire a tree trimmer to take care of these, seconded by Cindy, and unanimously approved by the board. Tony has an estimate coming from Tom Gott, which will be reviewed along with other estimates already received. A large branch in a tree in front of 2395 fell and was removed on June 10.

Only a few buildings have been treated for termites. Building 2356-2362 was to be finished weather permitting. Roberta Kelly offered an estimate for treating the remaining buildings and garages - either at once or in stages as the budget would allow. Several residents expressed an interest in having this taken care of. The board will consider this further once the staining of the buildings has been completed and the budget reviewed. It was also brought up by residents that the garage doors need to be painted. The termite issue and garage doors will be put on the agenda for the next meeting.

Carolyn presented the profit/loss statement, balance sheet, and check detail report. The second installment of insurance payments is due by the end of June. Large expenses to be paid include the staining of the buildings and the quarterly insurance payment.

The meeting was adjourned at 8:30 pm

Respectfully submitted,

Cindy Johnson