

Woodlands Winding Brook HOA

Board meeting minutes 9/10/15

The meeting was called to order by acting president Teresa White. Board members present were Cindy Johnson, Diane West, and Edward Gubar, joined by financial manager Carolyn Brown and property manager Dave Thornbury. Also present were 4 homeowners.

Ed moved that the August minutes be approved; seconded by Diane.

Carolyn presented the financial report – profit/loss statements, balance sheet, and check detail. A homeowner questioned the extra payments to Carolyn – these were for her many extra hours of work finding and pulling together the paperwork needed for the prosecutor, insurance companies, and courts in regards to the misappropriation cases.

Dave Thornbury of Tempo Properties was introduced as the new property manager. He gave updates on maintenance for 2386, 2376, 2337, 2360, and 2293. Some issues have been resolved or are scheduled for completion; others are awaiting bids from contractors. Potholes were filled 9/10/15, the HOA garage is to be cleaned out on 9/11/15. He is working with the owner of the abandoned car that has been parked along the drive to have it moved. Other items he is working on include getting bids from contractors to do an inspection of the entire neighborhood to aid in prioritizing needed repairs and long-term needs, to be followed by creating long-range planning for capital improvements. He also recommended hiring an expert in plants/trees to advise the board on maintenance of the grounds and long-term planning. Teresa has spoken to one horticulturalist/arborist and more bids will be solicited.

A homeowner asked about termite treatment. Dave suggested having a yearly inspection of the buildings in the spring and treating problem areas as they are found.

The annual meeting will be held on Thursday, October 8, at Sherwood Oaks Church. The board, with Dave and Carolyn, is working on a budget for 2016 to be sent out to the residents one week prior to the annual meeting.

There are 3 openings on the board to be elected at the annual meeting. Judy Schmid, Jeanette Clausen, and Edward Gubar make up the nominating committee. They will collect applications from potential board members, select a slate to be presented at the annual meeting, and collect proxies from homeowners.

Jeanette Clausen gave an update of documents she has collected to be included in the welcome packet for new residents. It was suggested that perhaps this packet should be given to all the residents, not just new ones, and that we could apply for a HAND grant to cover the costs of printing the documents.

The next meeting will be the annual meeting on October 8, which will be held in place of the regular monthly board meeting.

The meeting was adjourned at 8:40 pm.

Respectfully submitted,

Cindy Johnson