

2024

March Annual Meeting

The Woodlands Winding Brook HOA

03/14/2024

Professionals:

Property Manager: Jamar Property Management

Financial Manager: Laurie *(via Stephen Miller CPA)*

Administrative Assistant: Megan/Aran

Handyman: Mike with Lane Maintenance

Board:

Vacant: President

Shahana Ansari: Acting Vice President

Lisa Meuser: Secretary

Valerie Grim: Acting Treasurer

Cathy Brown: At large board member

Jeanette Clausen: At large board member



the woodlands

Reminder of contact information

Listed at the bottom of the agenda and on all board emails

The Woodlands HOA Website: <https://www.woodlandshoa.net/>

Homeowner Request link: <https://www.woodlandshoa.net/hoa-requests/>

Homeowner Google Drive Access:

<https://drive.google.com/drive/folders/0AINrI5OycSUwUk9PVA>

Open board meetings 2nd Thursday of the month from 7-8:30pm (no December meeting)

Town hall meetings 3rd Thursday of the month Quarterly (March, June, September (no December meeting))

*Please use the **website for all needs** including supplemental documentation or pictures along with your HOA request.
You may call Property Management Jamar if you need assistance with this.*



the woodlands

1. Call to Order ~ Shahana (7:00-7:04)

- Recognition of attendees (homeowners, board member, professionals and notetaker)
- Logistics reminders
- **Time frame:** Open board meetings 7-8:30 (with a 6-7 exec meeting prior). In respect to our volunteers, we will not go over this time frame.
 - **Frequency:** Open board meetings 2nd Thursday of the month from 7-8:30pm (no December meeting)
 - Zoom meeting ID: 9202020239 no password
 - **Purpose:** Open board meeting purpose:
 - Professionals & board reports information to homeowners (provides education when time allows)
 - HOA Board publicly votes on non-confidential, non-urgent new items of business.
 - **Comment Period:** Please hold all homeowner comments for the “homeowner comment” period at the end of the meeting or when the board asks for feedback on items before voting (last 15-30 minutes, as time allows). We welcome homeowner comments, as it provides valuable feedback for the board’s decision-making process to help the community.
 - **Rules:** No disparaging/derogatory written or spoken comments allowed.
 - 1st violation = warning.
 - 2nd violation = loss of speaking privileges during homeowner comment period (possible removal for meeting disruption)
 - **Technology:** Chat bar purpose: for technical issues only (same procedure as above)
 - ***We will do our best to have 30 minutes of reports/guest speakers, 30 minutes of new board business, and 30 minutes of homeowner comments (as time permits).*** *We may deviate from this schedule based on needs of items and time.*

2. Land Acknowledgement & Grounding Exercise ~ Shahana (7:04-7:05)

Photo Credit: <https://www.in.gov/dnr/forestry/properties/morgan-monroe-state-forest/>



- As we work to build and repair our community, we must honestly and humbly confront the uncomfortable events in our past that have led us to where we are now.
- To do this, it is important to start from the beginning and know our origin stories. The uncomfortable truth is that we are inhabiting (and benefitting from) land that was illegally and violently taken from the indigenous peoples who cared lovingly for it. Much of the economic progress in our community since that time is a direct result of forced servitude and unpaid labor of people of color, a majority of whom were enslaved African peoples.
- We recognize tribes like the Miami, Delaware, Potawatomi, and Shawnee as past, present, and future caretakers of this land, and we recognize the need for inclusive organizational and interpersonal practices to begin addressing the horrific history on which our economic stability was borne.
- If we fail to recognize the immoral and violent foundation on which our community was built, we can never claim full honesty and transparency. We commit to the difficult work necessary to create and promote a more equitable and just neighborhood culture.

3. Diversity Items~ Li (7:05-7:06)

Diversity Commitment

- The HOA board is committed to diversity, equity and inclusion
- Racial, homophobic, gender or any discrimination words or actions will not be tolerated
- If anyone ever experiences being a victim of a slur being towards them, they may file a homeowner request immediately
- Value the racial, gender, age, and other types of diversity in this board and community.
- The HOA board commits to ensuring accommodations are updated regularly for older residents and residents with different abilities
- Responses to ADA requests have included: closed captions turned on in Zoom meetings, microphones checked before Zoom meetings, ADA path to pond area deck being reviewed

Hate speech

- Striving to adopt a good will approach
- Zero tolerance policy for use of derogatory slurs
- Victims of hate speech may report incidents (include documentation if possible) so they may be formally documented by the board
- Value inclusivity and consider addressing the use of hate speech in the neighborhood an important issue

4. Financial Manager's Report ~ Laurie (7:06-7:11pm)

- Current report on financials that are sent out to homeowners and put up on the Homeowner Google Drive (this includes invoices, contracts and all other financial documents sent to homeowners)
- Any upcoming fees due
- Different ways to pay fees ~ reminder of paying on the website

5. Property Manager's Report ~ Jamar (7:11-7:16pm)

- Report out on work in the neighborhood and bids being acquired
- Bring up Yearly Maintenance Schedule (YMS) to review with PM

6. Guest Speaker~ Shahana (7:16-7:16)

- None this month ~ please keep slide here for future guest speakers
- Continue to review the updated Reserve Study 2024 (last study done in 2018), as it will inform homeowner questions for many of the guest speakers for the future
- Guest speaker yearly schedule:
 - October Annual Meeting: Legal counsel Jason from Mcauley Law
 - November open board meeting: Frank from First Insurance Group
- Homeowner question period *(if time)*
- *Note: Guest speakers are arranged to help provide education on pertinent topics*

7. Approval of Minutes ~ Shahana (7:16-7:17)

- Open Board Meeting: Last month's open board meeting minutes
 - **Action:**

8. Report out on Decisions ~ Shahana (7:17-7:19pm)

- Board AWM
 - HFI (Bluestone) pipe repair up to \$7,100
 - Sidewalk Repair \$4,500 (sidewalk torn up to complete pipe repair)
- Executive meeting decisions
 - Liens/Foreclosures/payment plans signed by homeowners
- Property Manager DMA
 - See property manager report
- Please note:
 - *Discretionary Monthly Approval (DMA) ~ Property manager has \$1,000 per month per their contract.*
 - *“Action without a Meeting” (AWM) is business that is voted on by the board via the board email, which is standard practice for the board between meetings. Voting by email must be a unanimous vote by the entire board for the vote to pass. This is a standard and proper procedure and necessary for the large amount of maintenance that is required from a property as robust as The Woodlands.*
 - *Time limitations: the HOA board is responding to homeowner requests to have more speakers at our meetings and more homeowner comment period time. This leaves us with less time to review contracts and The Woodlands has a large amount of external and common area maintenance work that must be contracted to meet the board’s obligation to repair and maintain these areas. Please note that we review as many contracts as we can at open board meetings, but sometimes time limitations and confidential legal items limit this process.*

9. Executive References ~ Li (7:19-7:20pm)

- **Executive meeting** 03/14/24
 - Arrearages, confidential matters, legal items, HOA requests, correct policies/procedures
 - 1 pending Indemnification case
 - 1 lawsuit against the board originating in 2020
 - *Note: The board cannot comment publicly on pending legal*
- **Lawsuits/Legal Updates:** You can look up the public legal cases online
 - mycase.in.gov , or <https://public.courts.in.gov>
 - Current active case #s: 53C01-2105-PL-001157 (& 1 confidential indemnification case)
 - Non-active case #s: 53C06-2206-CT-001096, 53C06-2212-PL-002665, 53C06-2205-MI-001071 (& 5 confidential cases)
 - Helpful link to see up-to-date info in your neighborhood: <https://monroein.elevatemaps.io/>
 - Cases that are private and can't be shared with homeowners: Bloomington Human Rights Commission, Indiana Civil Rights Commission and Protective Order Cases.
 - Filings of disability discrimination cases have increased greatly for all HOAs nationally (despite their validity).
 - Please consider meeting with the board and then mediation before filing cases like these, as legal costs are shared by all homeowners. The board is hopeful that the neighborhood is moving in this positive direction, as we began having dispute and mediation meetings with homeowners, as well as more active participation from more neighbors in working to solve neighborhood issues. These are good steps forward for our community and shoutout to everyone giving their efforts.

10. President's Report ~ (slide 1) Shahana (7:20-7:30pm)

- **2024:** Monthly HOA fees to stay the same and no special assessment for 2024
- **2024 Projects Large:**
 - Obsolete Pond Area / Stormwater Drainage Area Repair (grant for extra funds needed)
 - Neighborhood wide drainage repair in 4 phases (estimated 2-3 years to complete)
 - Foundation drain repairs for ½ of all buildings based on need (2-3 years to complete with large drainage area repair (for cost saving measures)
- **2024 Projects Medium:**
 - Governing documents re-recorded (no changes) PDF document put onto the HGD & website: More ADA compliant version, easier to read for homeowners who use assistive reading technology
 - HOA Request system: now used for contractor and committee as well as homeowners to submit documents (improve training, payment time and report responses)
 - Yearly Maintenance Schedule (YMS)
 - Rules and Regulations update (last update 2018)
 - Welcome Packet
 - Committee structure and procedures

10. President's Report ~ (slide 2) Shahana (7:20-7:30pm)

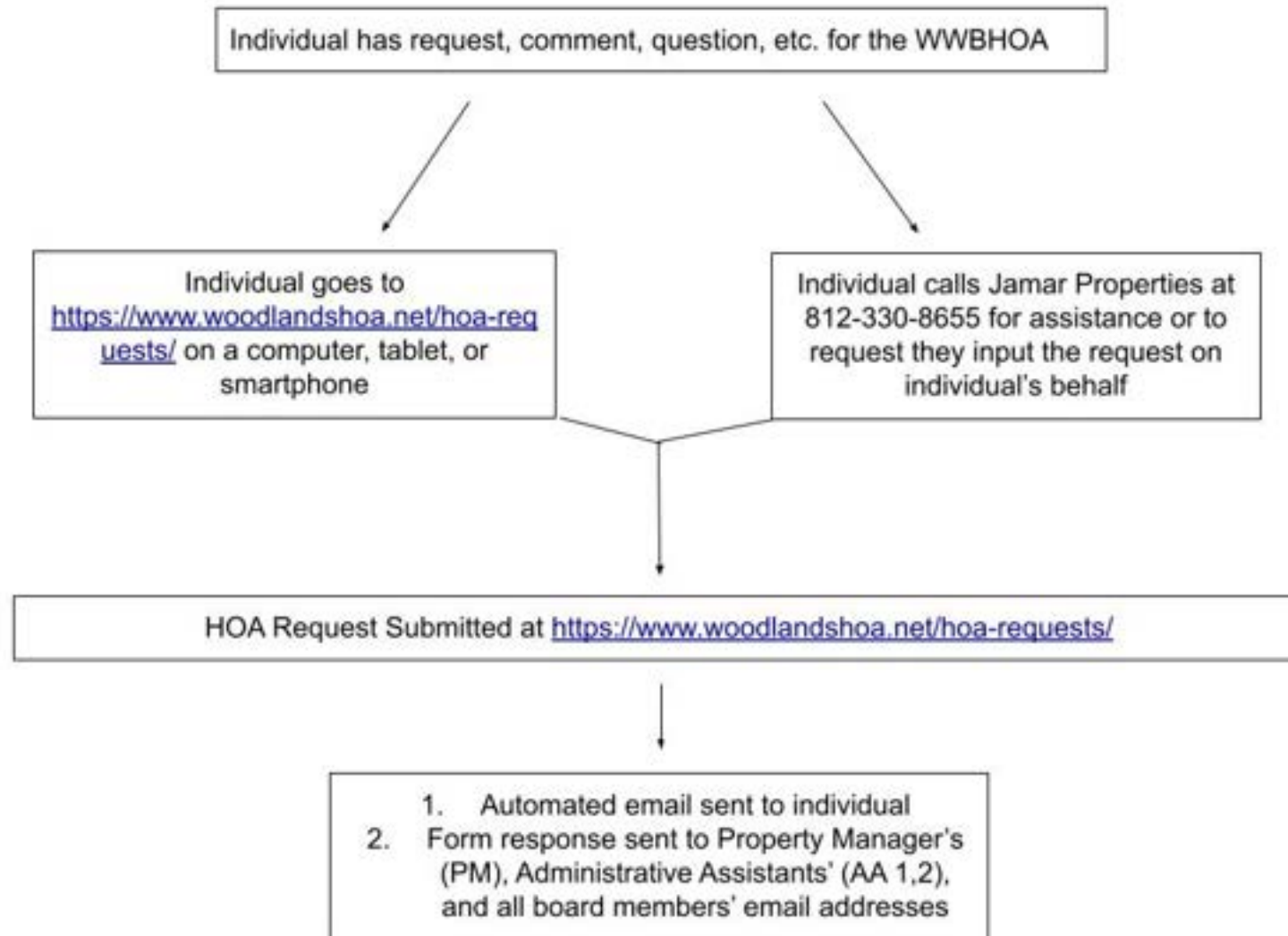
- **2023/2024 Financial Trends:** See financial manager info (sent monthly & in HGD)
 - 2023 savings will be very important for reserve fund needs for big projects in 2024/2025
 - Collecting on arrearages successful with Delinquency Resolution Policy
- **Delinquency Policy Resolution (DPR):**
 - Effort for fair process to collect HOA fees
 - At 90 days late, FM sends 1st & 2nd written notices, then the account goes to legal for collection
- **Board Positions:**
 - 3 open board seats for 3-year terms in 2024
 - voting over mail (August-October tentative)
 - Please look out for candidate statement forms (to come soon)
 - Please put in an HOA Request asap if you are interested in running for a board position
- **Calendar:**
 - Spring Garage Sale
 - Fall Community Volunteer Day
 - Fall Annual meeting (October)
- **Logistics:**
 - Annual meeting held on the 2nd Thursday of October over zoom
 - Meeting notices (paper mailings) are required to be sent out no more than 30 days prior, but at least 10 days prior.
 - Next election cycle is the fall annual meeting in 2024 with 3 board seats to fill 3-year terms.

10. President's Report (slide 3) ~ Shahana

- **Dispute Process & HOA Request System** (*Homeowner vs HOA disputes*)
 - All **HOA requests** and communication **must** go through the HOA request page on the website: <https://www.woodlandshoa.net/hoa-requests/>
 - Including: maintenance, financial, documents, complaints, general questions etc.
 - Requests can be submitted on a computer or phone.
 - Call Jamar Property Management if you need help or would like for them to submit on your behalf.
- **Dispute Process:**
 1. HOA request submitted on the website; homeowner unsatisfied with response.
 2. A homeowner may ask the board for a zoom meeting if you feel that your request has not been resolved (use the HOA request portal on the website). Please do this **before** moving to legal action, as legal action costs all homeowners money and puts our insurance at risk. The meeting will be with one homeowner only and all board members must be invited.
 3. If after a homeowner's zoom meeting with the board they feel their issue hasn't been resolved, a homeowner may ask for a mediated zoom meeting with the board through non-profit organization CJAM (homeowner must initiate).
- *We must change the culture in our neighborhood to use an internal Dispute Process to save on legal costs, as this helps us avoid using legal methods for disputes. Legal action puts our whole neighborhood at risk and could potentially severely impact our homeowner fees and property values.*
- *If you are a homeowner in current litigation with the board, we CANNOT meet with you until your legal matter is resolved.*

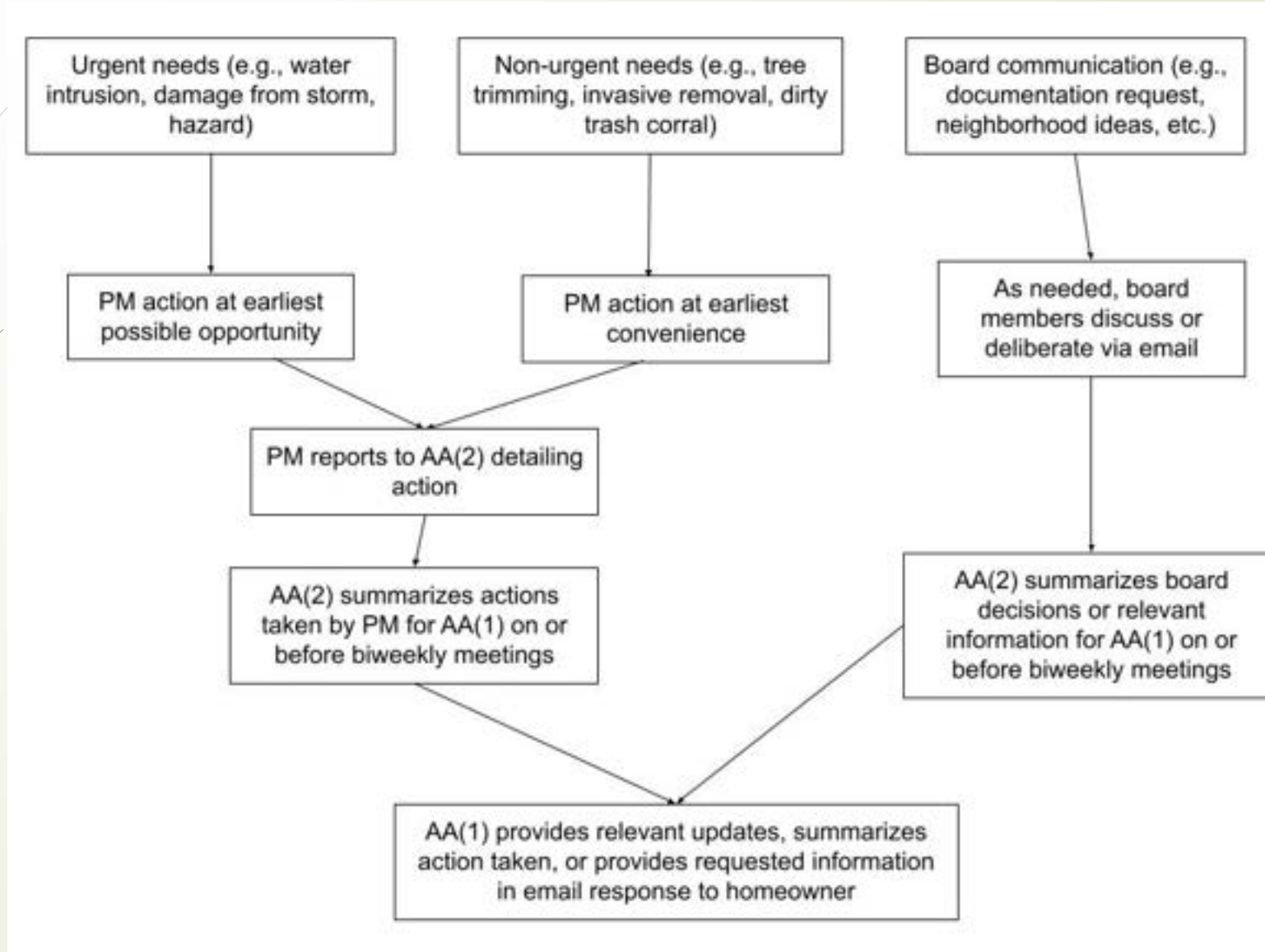
10. President's Report (slide 4) ~ Shahana

Dispute Process & Homeowner Request System (Homeowners vs HOA)



10. President's Report (slide 5) ~ Shahana

Dispute Process & Homeowner Request System (Homeowners vs HOA)



11. Treasurer's Report ~ Valerie (7:30-7:35)

New/Updated items: look at agenda for details & standard items

- New/Updated Items
 - Financial manager documents: Emailed to homeowners and uploaded to the *Homeowner Google Drive* monthly
 - Financial Manager funds totals: Better than expected for 2023, will determine for 2024
 - Legal expenses: Still high due to internal conflict lawsuits, jeopardizes our external insurance cost
 - 2024 budget: Financial committee will track/make recommendations for the 2025 budget before annual meeting, as well as a 5–10-year budget recommendation after the RSI study comes out
 - Reserve/RSI study 2024 Updated report on the Homeowner Google Drive
 - October 2024 annual meeting: Where the budget will be reviewed and approved usually
 - Quarterly Internal Audits: In progress for the new year, satisfactory for 2023
 - HOA Payments: can be made on the website: <https://www.woodlandshoa.net/payment/>
 - Please check the “current financial manager procedures” for data and all correct procedures being taken by the board to ensure financial safety.
 - Please note that current fees and yearly costs to homeowners can be found on the website

12. Financial Manager Procedures

● Documents for Homeowners to review

- FM sends financials via email (monthly) to all homeowners & puts on the HGD in the “Financial Statements Public.”
- FM puts the invoices/receipts once a month in the “Invoices & Receipts.” *HGD*
- FM puts the signed contracts once a month in the “Contracts.” *HGD after a board member and the contractor sign them and email them to the FM/PM/Board*
- FM adds any insurance information for new contractors to the *HGD*
- FM adds the public contact list once a quarterly in “Contact List” with a reminder from the Admin Assistant via the YMS and emails those lists the PM & Board
- Board members continue to add reports and studies to the HGD as received (property manager, committee reports, meeting minutes and other)

Homeowners have access to documents within a reasonable amount of time.

13. Financial Manager ~ additional info for homeowners

- **Financial Manager Procedures**: The board is following all procedures advised by our financial manager to keep our funds safe.
- **HOA Board Approval**: HOA board business is approved by the board either by open board meeting, exec meeting when appropriate, action without a meeting over email or property manager allowed approval allocation (\$1,500 per month).
- **Payment Approval**: Invoices are approved by two board members via the HOA Request system on the website before a check or online payment is made.
- **Check Signing**: Checks are verified by two board members via HOA Request system or email before signed with Valerie's signature stamp (or Cathy's possible in the future).
- **Debit card purchases**: are approved by the board or property manager before use and have an invoice/receipt.
- **Monthly Financial Statement Review**: Each month the financial statements are reviewed by the admin assistant and board prior to being sent out. The financial committee then gives feedback on these statements.

14. Committee Reports ~ Valerie (7:35-7:45pm)

- **Current Committees:**
 - Buildings & Grounds Committee: Blair Beavers, Kriste Lindberg & **Shahana** (head of committee)
 - Finance Committee: Cindy Johnson, Kris Kuntz, Ash Gupta, **Malcolm Web** (head of committee)
 - Outreach Committee (*Outreach, Welcoming, Recreational & Social Gathering Committee*): Peggy Billeck, Sam Troxal, **Cathy Brown** (head of committee)
- Notes on how to get involved
 - Put in a homeowner request on the website indicating what committee you would like to join, and the board will vote on it.
 - Homeowners wanting to be more involved ~ this is a great opportunity!
 - Possible other committee: Inclusion & Engagement Committee
 - Note: some committee members have reported facing harassment by fellow homeowners ~ this is not acceptable behavior. Please have respect for our hard-working volunteers!

14. Committee Reports (slide 2)

Buildings & Grounds Committee ~ Shahana

- **Stormwater drainage grant**: Applying again in 2024 for the modified bioretention area / obsolete stormwater drainage area
- **Herbaceous invasive management** To be a part of the drainage area yearly maintenance and native planting maintenance for the entire Woodlands property
- **Woody invasive management** contract from Bluestone for 3 years (removed spraying from Landscaping contract)
- **Spring & Fall events**: Spring garage sale and fall community volunteer day event
- **Small and simple grant**: for car charging stations
- **Rules & Welcome Packet**: Providing update recommendations for the rules document and welcome packet on native and invasive plants

14. Committee Reports (slide 4) ~ Valerie, Li

- Finance Committee
- Updates:
 - 2025 budget recommendations
 - 5-10 planning recommendations after the Reserve/RSI study comes out

14. Committee Reports (slide 5) ~ Cathy

- **Outreach Committee**
- Updates:
- **Welcome Package**
 - Gathering information/ideas to include in a Welcome Package to give to new homeowner to familiarize them with where to find answers to questions, where to submit homeowner requests, etc.
 - Looking at a printed package for new homeowners as well as an online reference for all homeowners.
- **Building Community**
 - Reviewing a variety of events and social groups that could help build community in the Woodlands. More information to follow.

15. Operations Report ~ Shahana (7:45-7:50pm)

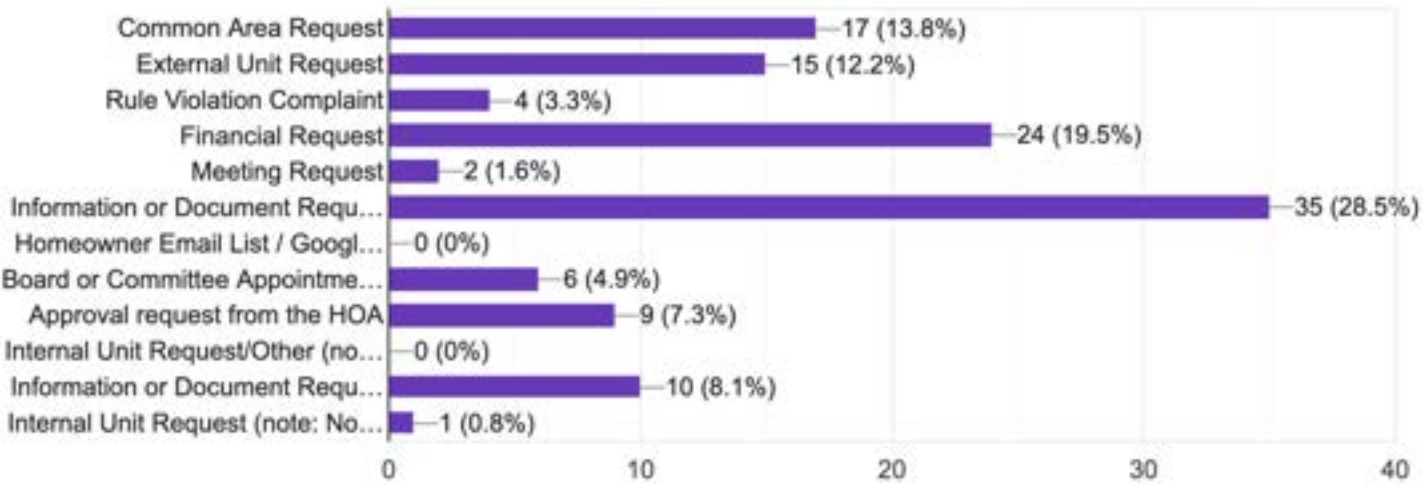
- New/Updated Items
- 309 completed HOA requests in 2023, 123 HOA requests in 2024
- 2024 HOA Requests: 85 complete, 24 pending/responded to, 14 not yet responded to
- Current rate: estimated 2024 requests will be 600, require at least 600 hours of administrative work ~ roughly \$10,800 on data gathering, coordinating with other professionals, follow-up, (estimated 1 hour per request, but often times more)
- All requests answered and documented in the HOA Request spreadsheet in a reasonable amount of time
- Cedar Mulch (natural termite repellent) will soon be put on the fronts of units and common areas (opt out possible ~ testing for this year, THANKS R&S!)
- Reminder of Common Areas & External Items (see slides below):
 - Common area fences, sides/fronts/back of buildings & decks, trash area, dog stations, hammock area, pond area deck, basketball court & wood chip trails.
 - Repairs/restorations to the common areas ongoing (in picture slides)
- Standard Items (read the detailed agenda)

15. Operations Report Data ~ Shahana (8:05-8:15pm)

123 HOA requests in 2024

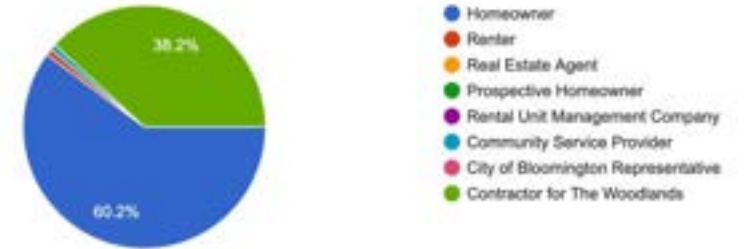
Request Type: Note: in the following questions below, please only answer the question that corresponds with the request type you selected in this question.

123 responses



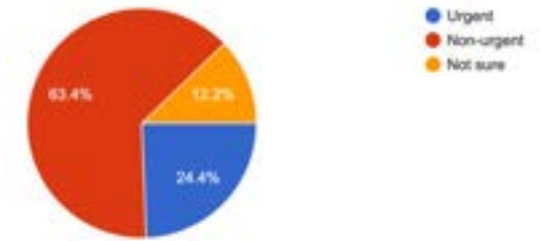
How are you affiliated with The Woodlands neighborhood in Bloomington Indiana?

123 responses



Do you consider this request to be urgent (i.e., needing immediate action to prevent severe damage or harm) or non-urgent (i.e., needing action as pro... issue does not pose an immediate hazard or risk)?

123 responses



A friendly reminder:

Being kind to your fellow neighbors creates a peaceful space for us all to live in!

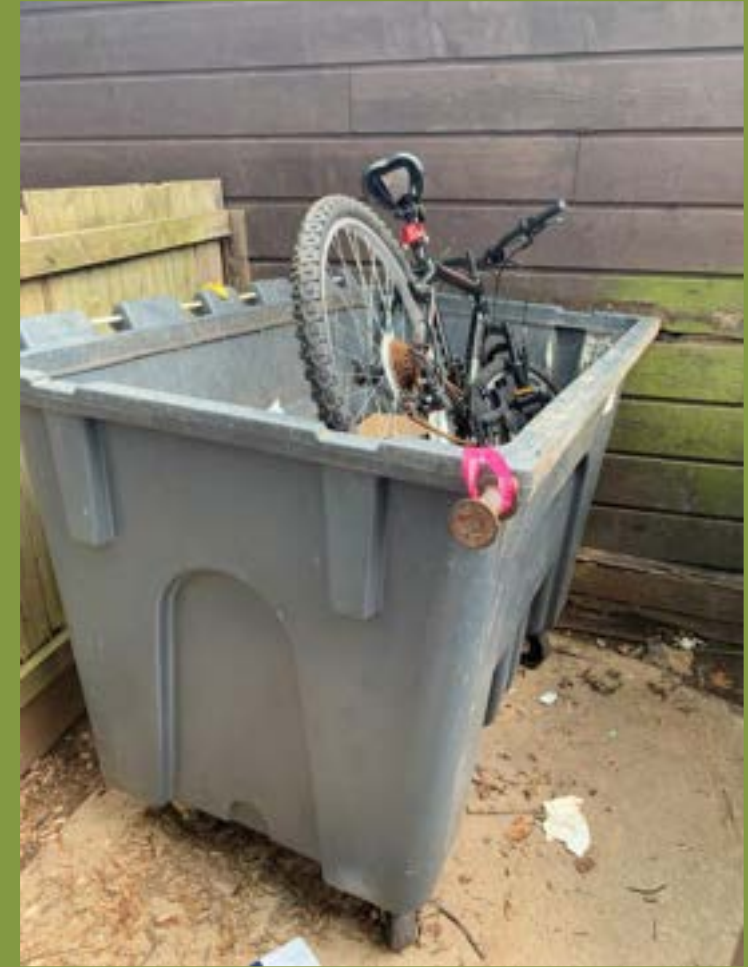
Common Areas:

Please put in a homeowner request if you have any feedback or any accommodations needed for the common areas or external items covered by the HOA



Dumpster Area Reminders:

- Trash must be properly put into a securely tied garbage bag.
- Garbage bags must be put into the dumpster with the lid closed on top.
- No disposal of large items or furniture (all homeowners get charged extra for this!)
- Please keep the dumpster lids closed
- Please check both sides of the dumpster if full (back side being left empty)
- Thank you for feedback, as we continue to improve the trash areas!!!



Dog Bag Stations

- Dog waste must be properly put into a dog waste bag (available at dog bag stations).
- Dog waste bins are for dog waste only — please use regular trash bins for other types of waste
- Please be courteous and dispose of your dog waste promptly and don't let it sit outside for long periods of time
- Upon homeowner request, the neighborhood now has 6 dog bag/waste stations, which should help keep our neighborhood clean and be convenient to all homeowners and renters!
- Still having issues with some homeowners leaving dog waste a foot or two by the dog stations. Please make the extra effort to clean up after your dog and check that your kids are doing the same! 😊



Common Area Privacy Fences:

Friendly reminder not to let plants grow on them



- Please don't let any plants grow up the sides/back/fronts of buildings or on decks/fences
- Plants damage the external buildings and make it difficult for building maintenance to be done.
- Any plants growing up the buildings/decks must be removed for regular building maintenance

Wood Chip Trail & Common Area Reminders:

- Keep personal items clear of the wood chip trails.
- Pick-up after your dog around this common area
- Please do not disturb or move items in the common area: benches, picnic tables or hammock.
- Please do not plant or put personal items in the common areas, as they belong to all homeowners to enjoy.
- Please do not kick apart the wood chip trail.



Common Areas around The Woodlands

Repaired/Restored and looking great!!!



Modified Bioretention Area Deck



Reminder that these areas are for all homeowners to enjoy so please Wood chip trails between buildings 1 & 11 with bench keep them clean and keep them free of personal items!

Common Areas around The Woodlands

Repaired/Restored and looking great!!!



Picnic tables near the HOA garage and garden area



Reminder that these areas are for all homeowners to enjoy so please Green area between buildings 5 & 6 with bench
keep them clean and keep them free of personal items!

COMMON AREA

- New basketball pole/backboard
- Pavement dug out
- Drain cleared out and prevention screen installed
- Trees trimmed back & invasives removed
- Please work to keep this area clean and follow instructions on the sign (no use after 10pm)



Basketball Court Repaired!



COMMON AREA



- Woody invasive management contract includes extra tree maintenance
- Mulch rings around newer and established trees to fight drought (2023 drought particularly bad)

Homeowners at the 2023 Community Volunteer Day!



Monthly newsletters

USPS, Email (link), Website & Homeowner Google Drive!

Please note: any extra legal may delay this item



Homeowners at the 2023 Community Volunteer Day!



Homeowners working together create a beautiful and peaceful neighborhood for us to thrive in!



Homeowners at the 2023 Community Volunteer Day!



Any monthly updates (photos): If none, move to the next slide

Quick reminder: put in an HOA request for any feedback or suggestions for the common areas or HOA responsible external items, along with any other request (financial or other)



15. Operations Report ~ Shahana

● Homeowner Request Process

- *All homeowner requests and communication **must** go through the HOA request page on the website.*
- Homeowner Request link: <https://www.woodlandshoa.net/hoa-requests/>
- Including: maintenance, financial, documents, etc. (all requests MUST go through this system)
- Requests can be submitted on a computer or phone.
- Call Jamar Property Management if you need help.
- We have a documented spreadsheet that we will have forever, and we are constantly aiming for fair responding to the enormous number of requests that we receive, with the help of our admin assistant and property manager.
- *Requests are responded to in order of urgency/severity. For items not taken care of by professionals, it may take the administrative assistant (with board member guidance) anywhere from weeks to months to respond accurately, which is still a reasonable amount of time (after the professionals like our property manager and appropriate contractors have already responded to the issue).*
- *If you are a homeowner in current litigation with the board, we CANNOT meet with you until that legal matter is officially resolved.*

15. Operations Report (slide 3) ~ Shahana

- Quarterly Townhall Survey

- *The board aims to put out a quarterly townhall survey to homeowners, as we value your participation and feedback towards making important decisions for The Woodlands*

- Townhall survey link: <https://forms.gle/DWvj2A2X7rZ2s1Jj7>

- Townhall survey reports: https://drive.google.com/drive/folders/1mH6TIgVJGnHDN61iABoCSUbBfXt2gWSR?usp=drive_link

- Next townhall meeting: March 21st 7-8pm on zoom (meeting ID 9202320239)

- Shahana gathered questions from each committee for townhall survey – survey structure discussion and feedback if time

- Other

- Note: Any individual homeowner conflicts will be confidential and not put onto this report, especially if someone mentioned a homeowner by name. Special thanks to board members who worked hard to make this shortened and collaborative survey for The Woodlands.

Skip 16-19

- Tabled business
- Pending business
- Yearly contracts to review
- Postponed Business
- For more details on these read the detailed agenda document / meeting minutes

20. New Business~ (7:50-7:55pm)

- New Business: Contract for new admin assistant to replace temp admin assistant
 - Data: \$18 an hour contract, same as current AA1 & AA2. 15-20 hours per week allotted, 25 hours per week permitted only if emergency work is needed by the board.
 - Reason for Action: To provide back end administrative and operational support
 - Professional Advising provided: Recommended by professionals (contractors working with The Woodlands) for structural stability, less of burden on board members and reduces legal liability
 - Cost/Benefit Analysis (budget): Saves money long term with one professional available during business hours who stays consistent, while volunteer board members change over the years. AA1 front facing items (currently averages 10 hours per week), AA2 would be expected to average 20 hours per week (3-4 hours M-F necessary to keep up with all the HOA Requests and general logistics of the neighborhood and HOA).
 - Discussion:

20. New Business~ (7:55-8:00pm)

- New Business: \$2,000 bid by Jamar maintenance to screen in two trash areas
 - Data: Stop trash from being thrown through the side and creating a mess that costs funds to cleanup
 - Reason for Action: Protect the trash area from additional expense
 - Professional Advising provided:
 - Cost/Benefit Analysis (budget) External maintenance cost covered
 - Discussion:

20. New Business~ (8:00-8:10pm)

- New Business: Reserve Study Data & Large Repair Planning Discussion
 - Data: Allow for the Finance Committee to lead if comfortable
 - Reason for Action:
 - Professional Advising provided:
 - Cost/Benefit Analysis (budget)
 - Discussion:

21. Homeowner Comments ~ Board members & AA (8:10-8:30pm)

Civil behavior please

- **Logistics:** Homeowner comments are for questions and feedback to the board only
 - No disparaging/degrading language in general or comments of board members or property manager/contractors (considered meeting disruption)
 - 1st rule violation results in a warning, 2nd violation results in loss of speaking privileges during homeowner comments.
 - Board member to call on homeowners randomly, as hands are raised (*digitally or by image*)
 - Time keeper (verbal & hand signal warning at 2:30 & 3:00)
- **Procedures:**
 - Homeowners must limit their comments to 3 minutes per round & follow all board instructions
 - Board members will wait to give their responses until all homeowners who want to comment have gone for the round.
 - We will allow multiple rounds of homeowner comments, as time permits
 - Format follows city council meeting standard, why there aren't time limits for board members (as well as the fact that the board is sometimes responding to multiple questions)
 - Please save specific questions about items (i.e. detailed invoice questions) or data for a homeowner request. All board members have access to this data but can't be expected to know it off the tops of their heads.

22. Upcoming meetings ~ Shahana (8:30pm)

- Next open board meeting on zoom: 2nd Thursday of the month April
 - Schedule for guest speakers:
 - February: RSI/Reserve study professional
 - October: Jason with legal to answer any legal questions
 - November: external insurance agent Frank from FIG to ask any insurance questions
- Next town hall meeting March 21st, 2024
- No open board meeting in December (holidays)
- Open board meetings always the 2nd Thursday of the month from 7-8:30pm over zoom, zoom ID 9202320239 (no meeting in December, holiday month)

Thank you for
attending the open
board meeting!



Thank you for attending the open board meeting!



Winter milk-jug planting with the B&G Committee

Past awards that The Woodlands has received!

