

September 2023 Townhall Meeting Minutes

Woodlands Winding Brook HOA
September 21st, 2023 @ 7:00 pm
Location: Zoom (<https://iu.zoom.us/j/9202320239>)
Zoom Meeting ID: 9202320239 (no password)
(Time frames below are for efficiency purposes)

1. Call To Order / Welcome / Recognition of Attendees (7:05pm)

- a. Logistics reminder: chat bar & homeowner comments are for questions & feedback *to the board only*. Board members cannot be expected to answer chat questions while the meeting is running.
- b. The chat bar is open as a courtesy for homeowner *technical issues only*. If you have a question or comment for the board, please reserve them for the end of the meeting (during the homeowner comments). **Note: Homeowners who put disparaging/rude comments into the chat bar will be warned and then removed from for disrupting the meeting.**
- c. No disparaging comments of board members or property manager (considered meeting disruption)
- d. 1st rule violation results in a warning, 2nd violation results in homeowner removal for disruption.
- e. *Civil behavior must be conducted at all times, or you will be asked to leave the meeting.*
- f. **Reminder:**
 - *The format of the townhall is that each homeowner gets 3 minutes to give their comments and/or questions. Once the homeowner reaches 2 ½ minutes a board member will indicate verbally and by hand signal that 30 seconds remain in their allotted time. At 3 minutes the homeowner will be muted.*
 - *Homeowners will go in random order, picked by which homeowner hand or hand icon the board views up first.*
 - *After homeowner round, board members will do one round of responses (with no time limits , as this is how local government conducts meetings & board members will be answering possibly multiple questions from various homeowners).*
 - *We will then proceed to a second round or third round if time allows within the 1-hour period.*
 - *This is the way local government conducts comment periods, which is why our HOA has adopted is a best practice and fair to allow all homeowners an equal amount of time to participate.*
 - *At the 2023 special meeting (with no time constraints) one round of homeowner comments took nearly 1 ½ hours. Which is why we have these policies in place.*
 - *It is recommended that homeowners pick one or two of their most pressing questions/comments for the first round, as this will better allow the board to answer all the questions raised and allow a greater chance for multiple rounds of homeowner comments.*
 - *If you have specific questions about items or data, please put in a homeowner request. Volunteer board members cannot be expected to keep all the answers to the neighborhood always in their minds. All board members have access to this*

data and can look up the information with a reasonable time and we will respond when we are able.

- Admin Assistant Megan to keep time (verbal and hand signal warning at 2:30 & 3:00)

Homeowners present: Kris Koontz, Billeck, Jeff, Alli Ferrerio, Jeanette Clausen

- a. Board Members present: Aran, Shahana
- b. Notetaker for the meeting: Megan P.

Kris Kuntz- Questions with staining deck. Concern was spraying not being the proper practice over painting/rolling

Response: Lane Maintenance repaired back to standard. Discussed time/budget as a factor.

Alli Ferrerio- Why board member has new walkway when there are trip hazards in the circle

Response: Multiple sidewalks being repaired, all homeowners can request repairs, everything has been reported

Jeanette Clausen- Are we staying with Lane Maintenance

Kris Koontz-Suggestion for board: asking committees or other people to help with just getting bids.

Ali Ferrerio- What is their ownership in their part of legal.

Response: Appropriate question to put in homeowner request on website

Jeanette Clausen- Suggests that board gives suggestions on what they can do rather than cant do- example was invasive plants. What can they plant instead?

Kris Kuntz- Bluestone- contract questions in regards to pay and when they are paid, are we looking into other contractors?

Response: Contracting starts in the fall, paid each time they come

Meeting adjourned at 8:04pm