

April Open Board Meeting Agenda

Woodlands Winding Brook HOA

April 16, 2025 @ 7:00 pm

Location: Zoom (<https://iu.zoom.us/j/9202320239>)

Zoom Meeting ID: 9202320239 (no password)

- **Call To Order / Welcome / Recognition of Attendees ~ Kris + Other Board Members**

- ▮ *Recognition of attendees (homeowners, board member, professionals and notetaker)*

- **Rules of Conduct**

- ▮ Racial, homophobic, gender or any discrimination words or actions will not be tolerated

- ▮ We value the racial, gender, age, and other types of diversity in this board and community.

- ▮ Current ADA accommodation: closed captions turned on in Zoom meetings, microphones checked before Zoom meetings

- ▮ Strive to adopt a good will approach

- **Approval of Minutes Kris**

- ▮ Open Board Meeting minutes from the previous meeting.

- **Report Board decisions made since the last monthly meeting**

- ▮ Board AWM:

- ▮ *None*

- ▮ Executive meeting decisions:

- ▮ Decision to purchase and install LED Dusk to Dawn lights for outside lights on garages. Approximate cost \$125.00. Installation to be done by volunteers headed up by Cathy Brown.

- This should cut down on electrical costs AND should allow lights to work more accurately between dusk and dawn or on very cloudy days.

- VOTE: 5 Yes

Notes:

“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.

- **Guest Speaker**

- ▮ *None this month.*

- **Executive References**

- Executive meetings**

- ▮ Tuesday Weekly Meetings (Board, Admin, Jamar)

- 4-16-25 Board Only Executive Meeting

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>

- Currently NO legal cases outstanding against the HOA.

- 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.

- Please consider meeting with the board and then mediation before filing cases like these, as legal costs are shared by all homeowners.

- **President's Report**

New/Updated Items:

-

- 2025 Projects Large:**

- Finalizing drainage requirements to appease City
 - Replacement of Siding on all buildings (7+ years to complete)
 - Foundation drain & Stormwater drain repairs for all buildings & waterproofing based on need (7 years to complete)

- **2025 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 (old version scanned in and hard to read).
 - Looking at all contracts & vendors to see where changes should be made to preserve funds but also keep stable/upgrade the community.
 - Yearly Maintenance Schedule (YMS)
 - Committee structures and procedures

- **Board Positions:**

- Welcome Cathy Brown, Keith Mize and Donna Davis as our new Board members from 2025-2027.

- 2 open board seats for 3-year terms starting in 2026.

- Please submit candidate nomination form on the website:
<https://www.woodlandshoa.net/get-involved/>.

- **Calendar:** Please check the calendar regularly for updates and events (Homeowner Google Drive)

- Spring Clean-up Event?
- Summer Town Hall Get-together in July
- Chimney inspections
- Fall Community Volunteer Event

- **Operations Report** ~ Kris

- Property Manager Report

- **Treasurer's Report** ~ (Kris)

- **Financial manager documents:** Emailed to homeowners and uploaded to the *Homeowner Google Drive* monthly
- Current amount balances available at the meeting.

- **HOA Payments:** can be made on the website: <https://www.woodlandshoa.net/payment/>

- Please note that current fees and yearly costs to homeowners can be found on the website
- Updated delinquency rules: At 60 days in arrears, late fees begin. At 120 days late, legal proceedings begin for collection.

- **Committee Reports:** ~ Kris

- **Current Committees (Committee Chair in bold):**

- Grounds Committee: Susan Seitzinger, Jeanette Clausen, **Cathy Brown**
- Finance Committee: Cindy Johnson, **Kris Kuntz**
- Outreach Committee (*Outreach, Welcoming, Recreational & Social Gathering Committee*): Shahana Anszri, **Cathy Brown**
- Buildings Committee: Connie Beckwith, Jeff Cupp
- 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!

- **Committee Reports:**

- Grounds Committee ([Board Member Assigned or Committee Member])
- Finance Committee: ([Board Member Assigned or Committee Member])
- Outreach Committee: ([Board Member Assigned or Committee Member])
- Buildings Committee: ([Board Member Assigned or Committee Member])

- **New/Ongoing Business**

- New Business: **Bat issue**

- Data: Bat prevention on the exterior is needed to prevent bat infestations on the buildings
 - Current bat infestation (with possible bat bugs): HOA taking care of external building item (all homeowners in that building responsible for the cost to do their attics)
 - Rough estimates of prevention \$2500-\$3000 per building.
 - Screens need to be put up on the chimney caps and ends of buildings (over soffits) to keep the bats from finding homes on the outsides of the buildings
- Discussion: Board approved remediation on 2 buildings and is waiting for bids on additional buildings. As of April 2025, we still haven't gotten bids and will begin to actively look again for vendors.

- New Business: **Deck repair, power washing, staining**

- Data: Decks last inspected & cleaned in 2017
- Reason for Action: Needed for preservation of the decks
- Professional Advising provided:
- Cost/Benefit Analysis (budget):
- Discussion: Motion:
- Next steps: Phoenix is finalizing deck reports and marking them in order of issue safety/severity. We hope to start work as the weather gets better this spring.

- New Business: **Removal of Woodchip Trails per City of Bloomington Request**

We received approval to keep the trail between the Court and Circle, no others. A contract was signed at the end of November for removal of the remaining trails and the addition of seeded erosion blankets in between buildings. Work should begin in April, weather permitting.

- New Business: **Dog Cleanup Costs**

Data: Costs for 2023 = \$1715.00. costs for 2024 = \$5520.00
Cost increase due to increase in labor cost for cleaning and restocking.

Motion: Cathy Brown, with backup from Keith Mize, is taking on this task personally so costs will only be for bags moving forward.

- New Business: **Sink Hole Remediation**

Data: A largish sink hole has opened up near the driveway by the basketball court.

Investigation is underway to see what the best way to handle it will be. Homeowners should be careful when walking in that area.

- Bids collected. Cost will be below the insurance deductible of \$5K to no insurance claim.

MOTION: Vote on contractor to do repair

- New Business: **Discussion on trash area & pickup**

- Data: Suggestion has been made that people outside the Woodlands are dumping and that Republic is the most expensive trash company in Bloomington.
- Suggestion to put up signs on the trash corrals and check into other companies.
- MOTION: Voting on new company

- **Homeowner Comments.** *As time permits (15-30 minutes at the end of meeting)*

- **Announcement of Next Meeting**

- Next open Board Meeting Thursday, June 19th from 7:00-8:30pm
- Next Town Hall Meeting Thursday, May 15th 7-8pm on zoom
- Zoom information: Meeting ID: 9202320239 (no password)

Board Member Documents in Review (on the homeowner Google drive):

- Board Calendar (open board meetings/exec/town halls) ~ *subject to change*
- Property Manager Report
- Buildings & Grounds Committee Report (other committee reports as added)
- Agenda

Board Member Documents in Review (confidential ~ on board Google Drive)

- Multiple bids (other misc.)
- Meeting Minutes for review

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

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

Homeowner Google Drive Access: <https://drive.google.com/drive/folders/0AINrI5OycSUwUk9PVA>