

June Open Board Meeting Agenda

Woodlands Winding Brook HOA

June 19,, 2025 @ 7:00 pm

Location: Google Meets - <https://meet.google.com/hib-kuwg-uaa>

Google Meets Meeting ID:[hib-kuwg-uaa](https://meet.google.com/hib-kuwg-uaa) (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:
 - ☐ Only small items for maintenance/repair.

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)
- ☐ 5-13-25 Legal Meeting (Board, Jason Mcauley)
- ☐ 6-10-25 Legal meeting (Board, Jason Mcauley)
- ☐ 6-19-25 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.**

- ☐ **1 New Letter of Intent presented.**

- ☐ 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
 - Waiting on legal language to complete easement of pond area
- ☐ Repair and/or Replacement of Siding on all buildings (Long-term ongoing project)
 - looking at many options for this.
- ☐ Foundation drain & Stormwater drain repairs for all buildings & waterproofing based on need
 - Are looking for a new company to spearhead this as Abrams-Moss doesn't want to move on with the project.

- ☐ **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:**

- ☐ 2 open board seats for 3-year terms starting in 2026.
Experience not required but it would be great if we could get people with either financial or experience with or knowledge of building maintenance, repair etc.
- ☐ Please submit candidate nomination form on the website:
<https://www.woodlandshoa.net/get-involved/>.
- ☐ HOA Board would like to create a 'call list' of people who'd be willing to accompany vendors when requested. Please send in a Board Request via the website if you'd like to be part of this.
- ☐ It has been brought to our attention that a homeowner was washing their car using the HOA water spigot. That water is for watering common areas (not your personal garden) or emergency use only.

- ☐ **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, **Cathay 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: Switching HOA Bank Accounts**
 - Data: We are, at best, receiving 0.3% interest from our current bank (German American). This is actually a standard amount for business accounts. No interest is given on checking accounts.
 - We can receive at least 3.00% at First Internet Bank (currently 3.40%). They also offer 0.5% on checking accounts. They are FDIC insured. Their office is in Fishers Indiana.
 - Discussion: The Board has approved this change. Questions from homeowners?
 - **Motion: To approve Board Resolution required by First Internet Bank.**
- **New Business: Foundation Stabilizing on Units 2352 & 2354**
 - Data: Sinking is causing the main door on Unit 2354 to be unclosable. Work is done on 'bump outs' for 2 units since they are attached.
 - Reason for Action: Safety of family & belongings
 - **Discussion & Motion to accept a bid for work.**
- **Ongoing Business: Discussion on Siding Repair/Replacement**
 - Data: Cedar siding has gone bad on several gable ends of buildings as well as some pieces within the front/back of units.
 - Several possible options, none are inexpensive.

- Currently the Board is looking at repair/sealing/ replacement of cedar as well as possibly replacing some gable ends (as necessary) with a HardiBoard product. There has been no decision as to which method but we ARE taking assessment money to help cover whatever choice is made.
- Ongoing Business: **Deck repair, power washing, staining**
 - Data: Decks last inspected & cleaned in 2017
 - Reason for Action: Needed for preservation of the decks
 - Next steps: Currently Phoenix Properties has begun working on repairs. they will contact homeowners in advance to schedule work. Please be sure to respond to them within 14 days or you may lose your place in line.
- Ongoing Business: **Discussion on status of trash area & pickup contract**
 - 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: Voted at April Meeting to switch to Ava's for trash collection.
 - UPDATE - Rebutal has informed us we are on a 3 year contract with them which started in June 2024. It was entered into and signed by someone not on the Board and the Board was not told about it at the time. We believe that this contract is not valid and are working to end it with as little problem as possible.
- Old 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 bid on additional buildings. As on April 2025, we will start over in getting bids.
 - UPDATE: We are looking into making sure all soffits are in place, in good repair and sealed to keep out bats and other animals. As problems are found we will work with a wildlife removal company at the same time repairs are made to make sure the bats/animals are cleared properly.
- **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/0AINrl5OycSUwUk9PVA>