

# Open Board Meeting Agenda

Woodlands Winding Brook HOA

August 20, 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**

- ☐ *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 meetings, microphones checked before meetings
- ☐ Strive to adopt a good will approach

- **Approval of Minutes**

- ☐ Open Board Meeting minutes from the previous meeting.

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

- ☐ Board AWM:
  - ☐ *7-9-25 Voted to approve \$6000 for additional erosion work on the basin and other areas by Deep Roots. We needed to get it started as quickly as possible.*
- ☐ 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)
- ☐ 7-8-25 Legal Meeting (Board, Jason McAuley)
- ☐ 7-17-25 Board Only Executive Meeting –  
regarding scope of work for siding repair
- ☐ 7-12-25 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.
  - ☐ Indiana Civil Rights Commission is doing an investigation of our dealings with a homeowner. Outcome pending.
- ☐ 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
    - We are looking for a new company to spearhead this as Abrams-Moss doesn't want to move on with the project. Board feels it is the best interests of the community to have a Project Manager handle this rather than the Board acting as a Project Manager.
- ☐ **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.

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

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

☐ **Operations Report**

- ☐ Property Manager Report

☐ **Treasurer's Report ~ (Kris)**

- **Financial manager documents:** Emailed to homeowners and uploaded to the *Homeowner Google Drive* monthly
- Current 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:**

- **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 Anzri, **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.
- If Homeowners want to be more involved ~ this is a great opportunity!

- **New/Ongoing Business**

Ongoing 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.
- **Was approved in June and is underway currently.**

Ongoing 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
  - Accepted in June. Currently on hold due to homeowner concern about the process.

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.
- UPDATE: Quotes are being received to repair/stain buildings 12 and 13.

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.
- UPDATE – those units with major repairs are being bid out to get the work done.

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 - Republic 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.
- 2<sup>nd</sup> UPDATE – More back and forth with Republic over the contract. No resolution yet. We may have to buy out of our contract and, if so, that will be negotiated.

NEW Business: **Bluestone Tree Removal**

- After their yearly walk-around, it was determined that several dead/dying trees as well as a couple others should be removed for the safety of the community.
- Total cost will be \$11,339.00 which includes cleanup as necessary.
  - Motion will be made to accept work

NEW Business: **Parking Lot Line/Numbering**

- Many of the spaces are becoming hard to see and need repainting.
- Bids are currently being requested – we may have them in time for discussion at the meeting.
  - Motion will be made to accept work if bids are available in time

### NEW Business: **How garages will be handled moving forward**

- A Board member asked for legal clarification of status of garages – are they common area and must be maintained with money from all homeowners or can they be assessed separately?
- It was determined that they are NOT common area as they are privately owned and that garage owners should be assessed for repairs on garages, not all homeowners.
  - The payments currently requested of garage owners are higher than the actual electric bills for the garages. Garage maintenance and electric will be kept separate from general building maintenance and any difference between income and expenses will be put into a Reserve fund for garages at the end of each year to help with future maintenance.

### NEW Business: **Special Meeting to update Governing Documents**

- In 2009 Indiana updated their HOA laws. At the time, some of the updates were required of all HOAs regardless of when they were incorporated and other parts would only affect those incorporated before 2009 if they opted-in. Our HOA did not opt-in. Homeowners now want us to opt-in on the remaining parts of the law. This will require an update to our governing documents, not a simple vote.
- A petition was submitted asking for a special meeting to vote on this. After being made aware of the necessity of 45 votes to accept the opt-in, the petition has been pulled for now so more work can be done to educate homeowners on the pros and cons of accepting these extra provisions.
  - There will likely need to be several homeowner meetings or potential smaller group meetings to discuss changes. If we're going to change the governing documents, this would be a good time to clear up our hybrid insurance issues as well. More on this as we go along.
- **Homeowner Comments.** *As time permits (15-30 minutes at the end of meeting)*
- **Announcement of Next Meeting**
- Next open Board Meeting – ANNUAL MEETING Thursday, October 16th from 7:00-8:30pm  
This meeting will be an in-person meeting at  
Sherwood Oaks Christian Church, 2700 E Rogers Rd
- Next Town Hall Meeting Thursday September 18th 7-8pm  
This is planned to be an in-person get-together at the Woodlands. Watch weekly emails for for info.

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>