

## WHOA Annual Meeting March 2010

- Representatives of 20 households attended the annual meeting.
- The Board posted the documents related to the annual meeting on the website and asked homeowners to bring copies to the meeting rather than have the association incur the printing and mailing costs. If you missed the meeting, these documents are still available on the website.
- Board President Deb Anderson called the meeting to order at 7:00pm, introduced Board Members and the HOA Secretary/Treasurer. Homeowners in attendance also introduced themselves.
- Treasurer Olson presented the Treasurer's Report on 2009 activity, giving a brief recap of annual expenses, comparison of expenses to budget, status of the checking & money market accounts and trail repair fund reserve. He also reported that the audit firm of Johnson Bruns & Company had completed their audit of the 2009 records and their report concluded that the HOA financial statements are in conformity with generally accepted accounting principals. The audit report was available for review at the meeting and can also be reviewed by contacting Treasurer Olson.
- Treasurer Olson presented an overview of the 2010 budget in the amount of \$94,600 previously adopted by the Board. There were questions and subsequent discussion regarding electrical costs and whether there was a definitive long range plan for trail repair/reconstruction.
- Board President Anderson reviewed the 2010 common area gardening services work that will be commencing soon, that the service contract is strictly for HOA common areas and not for any areas on private property. She also indicated that while we have been fortunate that vandalism within the development hasn't been as bad recently, it still is an issue and requested everyone be alert to what may be happening and report any suspicious activity to a Board member or the Sheriff's department. Janet Huss, a resident volunteer, is continuing to coordinate Neighborhood Watch notifications with the Sheriff's department and if you want to receive such information, we need your current email address. President Anderson then reminded homeowners that dogs need to be under control at all times and owners need to clean up after their pets when on the paths. Those in attendance all agreed that this is a problem and some residents (as well as nonresident dog owners who let their pets run) need to be more responsible about their pets and clean up.
- Board member Fildes spoke to the issue of Golf Cart, Snowmobile, ATV, etc. use within the development. He indicated that our streets are township streets and, as such, snowmobiles and ATV's can be operated on the streets by "licensed drivers" in accordance with applicable laws but driving on private property (other

than your own) or the Woodlands trail system is not permitted. Golf cart use on the streets is not allowed and is a violation of public safety regulations. Golf cart use on the trail system is only permitted on a case-by-case basis after review of particular circumstances by the Board. Examples of reckless use of golf carts were raised by attendees. It was stated again that everyone needs be alert to what is occurring in the development and report any suspicious or illegal activity to a Board member or the Sheriff's department as appropriate

- It was reported that an association clean-up day is scheduled for April 24, 2010 and a sign up sheet for volunteers was available. It is intended that a general clean-up, mulching of selected common garden areas and removal of the brush from certain areas of the County Road 4 entrance pond will be accomplished.
- President Anderson indicated that Mike Jenkins has tendered his resignation from the association Architectural Committee. Anyone interested in being a member of the committee should contact the Board.
- Vice President Grasso outlined that over the years there has been continued vandalism at the Pavilion such that the potential of expensive repairs and/or reconstruction efforts exists. The major damage is that a large amount of the boulders on the side slopes from the Pavilion structure have been thrown or pushed down the slopes into the pond. Other damage includes the light fixtures being shot out and the tables being periodically thrown into the pond. A question was asked who was doing the damage and the consensus is that it is coming from within the development. Preliminary estimates for repairs to the area ranged from \$3,500 to \$15,000 depending on the extent of the project. Attendees felt that the area was an asset to the development but were concerned about the overall cost of any project. The Board will do what is necessary to maintain the area and Tony & Kim Meirovitz and Robin Carlson volunteered to form a sub-committee to develop some repair options (both in scope and cost) for the Board to review.
- It was reported that all traffic signage has to be upgraded to new federal retro-reflectivity standards by 2017. The biggest impact on the Woodlands signs will be the actual street identification signs as the new size standards require a larger sign. The stop signs, etc. remain the same size and will fit on existing posts. This was reported basically as an information item and to stimulate some discussion on whether the association should continue to maintain its unique signage or just have the township install and maintain the standard street signage. The township has already installed some of the new signage in the Hollander Oaks development—corner of 140<sup>th</sup> Street & 250<sup>th</sup> Avenue. This issue will be the subject of future review and discussion.

- It was announced that the Woodlands web site hosting has been switched to a new hosting company and that will reduce the monthly hosting fee considerably. There will likely be no noticeable change for a typical user, however, the processes that Laurie Grasso uses to maintain the web site are much more user friendly.
- Treasurer Olson indicated that while Janet Huss coordinates the Neighborhood Watch email notifications to HOA members any other items that require distribution should be coordinated with him. Therefore, a current email address for any member that wishes to be included in those distributions is needed.
- The election ballots were opened and counted. Kate Steffens was elected to the Board position being vacated by Scott Fildes. President Anderson thanked Scott for his service & insight to the Board and the community.
- The meeting was opened for general questions or comments –it was suggested that a camera capable of taking pictures at night be installed in a tamperproof enclosure at the Pavilion. If successful, the pictures could be distributed to HOA members by email in an attempt to identify the vandals. The Board will discuss this at a future meeting.

The meeting adjourned at 8:35 p.m.

Minutes prepared by Arlis Olson, approved on 04-07-10 by:

Deb Anderson  
Ken Grasso  
Kate Steffens