

WOL HOA Annual Meeting – April 8, 2013
American Legion – Zimmerman
7:00pm

1. Representatives of 18 households attended the annual meeting.
2. The Board posted the documents related to the annual meeting on the HOA 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.
3. Board President Joel Rademacher called the meeting to order at 7:00pm, introduced Board Members and the HOA Secretary/Treasurer. Homeowners in attendance introduced themselves.
4. Janet Huss, HOA Neighborhood Watch Captain, stated that she would appreciate someone coming forward to be co-chair of the Neighborhood Watch program as she doesn't feel she has had the time to administer the program effectively. She then introduced Roxanne Schreder from the Sherburne County Sheriff's office who distributed information on the number and type of Livonia Township calls the Sheriff's Department had responded to in the last year. She indicated that more detailed information is available at <http://sherburne.prophoenix.com>. In the upper left, click on Crime Mapping, then define the parameters for your search and the information will be displayed. That information led to discussion on the benefits of having an active Neighborhood Watch Program where everyone is observant/aware of their surroundings and looking out for their neighbors. She reiterated that we should not be afraid to call 911 to report suspicious activity—the Sheriff's Department would rather respond to a situation and find nothing of concern rather than come out after-the-fact to a situation that requires additional follow-up or may have been able to be prevented. An active Neighborhood Watch program can also include CPR classes, presentations on home & personal security, internet security, fire department & public works information, etc. National Night Out is August 6th and Roxanne encouraged the HOA to organize a picnic or some other function that evening that could include a further visit by the Sheriff's Department. Janet concluded with a challenge to all HOA members to become a more close-knit community as she believes we could do a much better job in that area. Following the meeting, Janet indicated several neighbors signed up to serve on a committee to try to plan a neighborhood picnic this summer and they would welcome & encourage others to help as well. Please contact Janet Huss if you can help —hussjanet@gmail.com or 763-482-5132.
5. Treasurer Olson presented the Treasurer's Report on 2012 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. We completed 2012 approximately \$4,435 under budget. He noted that the trail reserve fund balance was \$54,200 at year end. He also reported that the audit firm of Johnson Bruns & Company had completed their audit of the 2012 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.

6. Treasurer Olson presented an overview of the 2013 budget in the amount of \$109,510 previously adopted by the Board noting that approximately 86% of the total budget focusses on vital elements necessary for HOA operations. He indicated that the Trail Reserve Fund should increase to \$59,200 by year end, unless there are trail related costs that are incurred during the year. He indicated this budget exceeds anticipated annual income by approximately \$13,000 which is not necessarily a good position to be in and is not sustainable for any extended period of time. Due to a positive cash position at the end of 2012, the Board elected not to pursue a dues increase for 2013, however, one may be necessary in 2014. As the year unfolds and actual costs are incurred, a dues increase will be reevaluated and information communicated to HOA members. The last dues increase was in 2007. A dues increase can only be implemented at the beginning of a year and a minimum 30 day notice must be provided.
7. Treasurer Olson briefly reported during the budget presentation that in the past few years, the common areas Lawn Care services contract was awarded to the low bidder. While the low bidders were deemed capable of completing the work, the Board felt the overall condition of the lawn areas had deteriorated over the years. Therefore, Board members personally met with a lawn care firm to discuss the current condition of the lawn areas, the work scope for the lawn care and specific recommendations of the firm for improvements. As a result, the Board negotiated a contract with that firm for the 2013 & 2014 seasons and expects noticeable improvement in the lawn care in the future. Board President Rademacher indicated the new firm is Brueske's Lawn & Landscape in Zimmerman and had previously held the contract several years ago. He also indicated a different irrigation services vendor will be used in 2013 however discussions are still being held with vendors. Two of the HOA systems utilize water from ponds to feed the various zones and not all irrigation firms have the necessary expertise in that area.
8. Board President Rademacher also reported the Board is meeting with vendors to solicit recommendations and bids for repairs to the Pavilion rip-rap and 5th Addition bridge walls. A nominal amount for repairs has been included in the budget to identify a need; however, the costs are likely to be considerably in excess of what is shown.
9. Board member Lindell reported that research on the replacement of the existing street signs with federally compliant signs is continuing. He has made contact with various vendors regarding their capabilities and the types of signs available. Replacement signs virtually identical to the format of the existing (but in more durable material) are an option, but costly. One cost factor that must be resolved though is the speed limit within the development. It is currently posted at 25 mph, but Livonia Township has indicated that cannot be enforced as the residential limit is 20 mph. This comes into play as the size of the letters, etc. on a sign are different for a 25 mph zone vs. 30 mph and the size of the letters impacts the cost. Inasmuch as this whole issue may not be resolved in the near future, the existing signs will remain for the near future and missing signs replaced. Hopefully, there will not be a rash of vandalism once spring actually arrives.

10. Board member Steffens indicated a spring clean-up day is planned but a date has not been set due to the slow arrival of spring. The focus will likely be on cleaning up downed trees in the common areas and completion of mulch in areas not covered last year. She also indicated there is a vacancy on the Architectural Committee as Christine Imbra has resigned due to other commitments. Volunteers are requested and should contact a Board member (Doug Charron & Del Overholser submitted their names for consideration). Board President Rademacher thanked Christine for her several years of valuable and conscientious service on the committee.
11. Board President Rademacher indicated the Board had been contacted by the HOA trail snow plowing provider regarding his concern with the icing problems encountered on the trails this season. It was a particularly difficult year and he was frustrated he was not able to keep the trails in a better condition. He does have limited trail sanding capabilities on his equipment but does not have the ability to sand the entire trail. He indicated he had done some research on larger sanding units and wondered if the HOA would be interested in purchasing a unit. The provider has had some health issues the last few years and, while he still intends to keep providing service for the near future, he could not justify purchasing the sanding equipment himself. The estimated cost would be from \$6,400 to \$8,000 depending on the specific unit. Board President Rademacher asked those in attendance for comments on the issue. Several HOA members indicated they used the trails regularly during the winter, but also said they used shoe cleats/spikes for improved traction. There was a question if the HOA had increased liability if the trails were not sanded (this will be researched). It was questioned how the sand on the trails would be handled in the spring (likely broomed or blown off). There did not seem to be an overwhelming feeling that the purchase should be pursued.
12. Treasurer Olson asked for comments/opinions on the annual holiday lights display as costs are creeping up—approximately \$2,500 for the installation/removal and electrical consumption. The overriding opinion was that the display should continue.
13. Treasurer Olson reminded all in attendance that it is important that a current email address is needed from all HOA members in order that they receive timely information on the Neighborhood Watch program and other HOA matters.
14. Treasurer Olson indicated the results of the Board of Directors Election—Paul Erickson was elected to a three year term.
15. The meeting was opened for general questions or comments—there were none; however, various comments raised during the course of the meeting will be recapped here:
 1. An inquiry was made concerning the status of accounts receivable. Treasurer Olson responded the receivables situation is the best it has been for some time. There are currently three homeowners that have yet to pay their 2nd Quarter dues and follow-up with them will be done. Those are the only outstanding amounts.
 2. The possibility of levying special assessments for significant expenditures on repairs/maintenance was raised in lieu of a dues increase. The HOA covenants do allow for that process under certain conditions/procedures. The Board will take that under advisement.

3. A question was raised regarding the ownership of the street & security lights and the annual Connexus electric costs. The lights are owned by Connexus and they are responsible for all maintenance—the HOA pays a monthly fixed fee to Connexus for each light. It was asked if there was a way to reduce the monthly fee with energy saving retrofits. Inquiries were made to Connexus previously but it certainly can be done again. Jeff Watkins & Ken Grasso volunteered to explore the matter with Connexus.
4. A homeowner suggested that all HOA members need to make a commitment (i.e. financial) to the development in order to keep the Woodlands as the premier development in the area. The development is aging and costs for repair/maintenance are escalating—without adequate funding the facilities will fall into disrepair and the value and the desirability of the development will decline. When a dues increase or special assessment happens we need to understand they are levied only after considerable thought and are all of our best interests.
5. Del & Susie Overholser asked about the U.S. flags at the County 4 entrance—they suggested that the flags would have more significance if they were displayed only on Memorial Day, Flag Day, 4th of July, etc. and seasonal flags displayed during the other times. They would donate the seasonal flags if the Board was interested. They also asked if specifications for the flags were available. Board President Rademacher thanked the Overholseres for their offer and felt that it would be worth pursuing. It was suggested that if this process is done, a flag committee would likely have to be formed to accomplish the various flag changes. Treasurer Olson indicated the committee would have to be formed as he and his wife have been putting the flags up in the spring and taking them down in the fall but multiple changes are not something they want to be responsible for. Treasurer Olson will get flag information to the Overholseres

The meeting adjourned at 8:30 p.m.

Minutes prepared by Arlis Olson, approved on May 2, 2013 by:

Joel Rademacher
Eric Lindell
Paul Erickson