

**Woodlands of Livonia Homeowners Association
Minutes of Annual Meeting 28 March 2017**

Location: VFW Hall, Zimmerman, Minnesota
Convened: 7:00 p.m.
Adjourned: 9:35 p.m.

Present: Ken Grasso (President), Doug Charron (Vice President), Marvin Miller (Director)
Absent: Missy James (Treasurer).

1. Twenty-six individuals, representing 17 households attended the annual meeting.
2. The Board President indicated there were no homeowners that volunteered to run unopposed for the open board position and that any candidate would be welcome. In lieu of an election, the Board would accept suggestions from homeowners.
3. The Board posted the documents related to the annual meeting on the HOA website. Copies of the power point presentation were provided to members in attendance as well as a copy of the Annual Report. The annual report is available on the WOL website.
4. Board President Ken Grasso called the meeting to order at 7:00 PM. HOA Officers introduced themselves. HOA Members in attendance were recognized and introduced themselves.
5. The Board President introduced HOA resident John Cook. Mr. Cook made a presentation of collected data regarding the research of health hazards associated with the 'smart' electrical meters that Connexus is proposing for installation on neighborhood homes during the summer of 2017. Mr. Cook outlined a four part message:
 - Smart Meters transmit on frequencies the same as cell phones and microwave ovens.
 - There are known negative health impacts with prolonged exposure to these household items.
 - Connexus may use data collected from the meters in a pre-judicial manner and with the intent of possibly controlling appliances with in the home.
 - There are methods for countering the negative health impacts of the new meters.There were numerous questions after the presentation. HOA residents requested the power point slides be posted on the WOL website.
6. The Board President began a presentation on the financial review of current accounts. During 2016 approximately \$84,562 was spent on a budget of \$120,700. The board adopted a 2017 budget of \$116,850 with 53% of the proposed budget applied to electrical costs, lawn care and gardening. The checking account balance on December 2016 was slightly over \$51,000 and the total reserve funds were approximately \$77,000. Accomplishments for 2016 included: significant street patching (vs. pothole patches), trail trimming, garden shrub trimming, street sign upgrades, neighborhood night out and the purchase of a new fountain. Proposed projects for 2017 included painting of the

covered bridge and the pavilion; continued street sign replacement; disposition of the lindens on Woodlands Boulevard; neighborhood night out and a clean up day.

7. A HOA resident voiced a series of questions: Why electrical expenses were paid by the HOA? Why the streets were not in better condition? And how the street signs were chosen? It was explained that the street lights were leased with the primary purpose of illuminating the trails. This is a legacy issue. The street maintenance was a priority set and funded by Livonia Township. As in past annual meetings, contact information for the township was provided. The street signs were chosen based on conformance to DOT standards and the fact that they are in current use in the HOA Fifth Addition. A reasonable effort to modify the old sign post with the new signs was evaluated to be cost prohibitive with considerable future maintenance and risk. The resident expressed further concerns regarding the lack of volunteer neighborhood support; his perception of the aging neighborhood facilities; the board's desire to grow the trail and facilities reserve funds; and other priorities set by the board which were not in accordance with his expectations. In addition, some of the ideas that he had suggested in the past were not executed the way he desired. He was offered an opportunity to sit on the board to help achieve his vision for the Woodlands- to which he declined. He recommended a dues increase and professional management for the HOA.
8. A different resident spoke in defense of the board's work. He indicated the negative opinions and attitudes expressed presented a toxic environment for the HOA Board success. He cited this as the root cause of the shrinking volunteer effort in the neighborhood.
9. Individuals recommended by peers for the open board position included Nick Van Duesen, Paul Chicras, Theresa Gould, John Cook, Missy James and Arlis Olson. The comments presented by the Woodlands residents will be taken into future consideration by the board.
10. The meeting was adjourned at approximately 9:15 PM.

The Board of Directors:

Ken Grasso

Doug Charron

Marv Miller