



Q1 2020 Woodlands HOA Quarterly Meeting Minutes

Monday, March 9, 2020 | 7:00pm

Tammi Leppla residence | Zimmerman MN

Call to order – Tammi Leppla, President, at 7:07pm

Present – Tammi Leppla, President, Joel Rademacher, Vice President via remote access, Marvin Miller, Director, Missy James Secretary/Treasurer

Reading and Approval of the Q4 2019 Meeting Minutes – Missy James, Secretary. Motion to approve, Tammi. Second given by Joel.

Current Financial Report and Approval – Missy James, Treasurer. The November through December 2019 financial report was sent via email for advance approval. Motion to approve, Tammi. Second given by Marvin.

1. New Business

a. 2020 Budget

- i. The 2020 budget was created and discussed in 2019 but not yet formally approved. The BOD went through the budget line by line and made minor changes to a couple of the proposed landscape projects and discussed moving 2 expense items to different accounts. There were also 2 separate trails accounts that were combined into one account for easier visibility and tracking.
- ii. Joel made a motion to approve the 2020 budget at \$122,825. A second was made by Tammi and the motion passed unanimously.

b. Incoming Treasurer/Secretary

- i. Mary Lighthouse has stepped forward with enthusiasm and dedication to the association and she has been appointed by the current board as the incoming Secretary/Treasurer.
- ii. Tammi made a motion to approve Mary Lighthouse for the position, a second was made by Marvin and the motion carried unanimously.

c. Call for BOD nominations

- i. With all three current BOD positions expiring in April 2020, the Board worked tirelessly to find new volunteers to step up to the plate. The field is narrowed down to 5 people and Tammi will talk to them individually to determine who is going to send a short resume/bio in to include on the ballot.



ACTION ITEM: Secure AT LEAST 3 individuals who will run for the board and procure their brief resume for the ballot – TAMMI

ACTION ITEM: Create new ballot and letter to go out to all homeowners – TAMMI & MISSY

- d. Annual meeting agenda – The WOL annual neighborhood meeting that is set for April 6th 2020 at the American Legion will have the agenda posted. A motion was made by Marvin to approve the agenda Tammi created with a second by Joel and the motion carried unanimously.
- e. 2020 Clean-up day – Tammi will coordinate with the L&M committee to see which date works best for them. The two dates that we are going to pick from for clean-up day are Saturday, May 2nd or Saturday, May 30th. For 2020, the BOD would like to have an organized approach to get more done in a lesser amount of time. Less mulch will be needed due to the heavy mulch project of last year.
- f. Misc.
 - i. Survey monkey; Tammi has pulled together the report from survey monkey that went out last fall regarding the “Night to Unite”. Cindy Jacobson will be sent the results.
 - ii. A request has been made by a resident to have a small wedding on the covered bridge. The BOD approved the request via email. The resident does not wish to have an email go out about the event and said it will be a small and short ceremony.
 - iii. The new 2020 landscaping projects were discussed and it was determined that the BOD should meet with Verde Plus to discuss the specifics and begin moving forward.
ACTION ITEM: Contact Verde Plus – TAMMI
 - iv. 5th addition Lindens; it was discussed that an arborist should be contacted before trimming the Lindens in the 5th addition boulevard due to their age and size.
ACTION ITEM: Marvin
 - v. Mulch; The Bauer’s, who are soon to be new residents here in the Woodlands, are building a home in the 5th addition and have offered to donate mulch in the near future. Pending a sample for color and quality, the BOD will look into this opportunity for our neighborhood. It is natural and untreated mulch so discussion will have to ensue as to the true viability of making such a change.

2. Old Business

- a. Collection type letters - Missy is still in need of some help collecting old dues debt from some homeowners. For one homeowner in particular, the BOD is going to prepare and send a certified letter asking for payment or legal action will be taken. **ACTION ITEM:** Create a series of collection letters – MARVIN. **ACTION ITEM:** Contact the county and the township



for drive and right of way ordinances to determine who will enforce the situation with the Cordova/Lopez residence - Marvin

- b. WOL Website – Marvin is continuing to work on content for the new site and has asked for new pictures, either that we already have or if new pictures can be taken to add dimension to the site.

3. Open Forum – Nothing at this time

4. Adjournment - Tammi Leppla, President, at 11:38 pm