

**Woodlands of Livonia
Homeowners Association
Annual Meeting
Monday, April 25, 2022
7:00PM
Zimmerman American Legion, Lower Level Hall
Zimmerman MN
Meeting Minutes**

1. Call to Order – 7 pm brought to order by Ken Leppla
2. Opening Remarks - Ken did introductions – introduced Mary, Amy, and Debbie (home sick but listening via cell phone)
3. Reading and Approval of the 2021 Annual Meeting Synopsis
Approved – Ken Grasso
2nd and All approved
4. 2022 Annual Meeting Report – President
 - a. Income \$110,000
 - b. First 2-3 slides presented
 - c. 2021 plan compared to actual
 - i. Lawn care is the over budget culprit by \$5000
 - a. Fertilizer costs increased
 - b. Other costs increased
 - d. Garbage recycling increased for year
5. At end of Q1
 - a. Assets
 - i. Operating budget for 2022 is - \$141,770
 - ii. Non-operating trail repair of \$10000 and facilities reserve fund \$4,000
 - iii. 2022 budget
6. 2021 & 2022 Q1 Financial Report and Approval – read by Director Amy
Clay motion to approve
2nd Mike Cooper
All approved
7. Presidents Report
 - a. Lien put against Lopez/Cordova property for the next year – all legal and other fees will be added to their bill to recoup costs
 - b. Resale disclosure - charge \$150

Maintenance projects – continuous work for clearing brush along trails

Pavilion and trail areas

Garden restorations – covered bridge, map garden and map – replaced – looks really nice, Woodlands garden/145th – took out lilacs and replaced with hydrangeas – harmonious feel across the WOL grounds

Small bridge area done - all work completed by Verde

Projects – create a standard – Japanese lilac trees, burning bushes, lilies,

Garbage costs increased from 2020

Previous board – contract increased, but was not included in budget

Contract renews every 2 years

A homeowner can have any size receptacle

2021 – new home construction – Toomey

8. HOA Board Director position open

1 applicant – Rochelle Wallace – only applicant – welcome to board

All approved

9. New Business / 2022 Initiatives

a. Build community participation – need more participation – more activities

b. Stay ahead of increase in prices

c. New mailbox design

d. Complete garden refreshes, wall at 1

e. Edging around 5th edition pond

f. Electric options for decreased costs

i. Solar lights

ii. Electrical panels for ponds

iii. Different timers

g. Spring clean-up – April 30th (May 21st back up date)

h. Cass Rademacher- mailbox restoration – no shelf, new address plaques

i. Also have Mackenzies garden sign added –

ii. Need deer for mailbox – looking for options

iii. Different ways

iv. Tips to keep mailboxes

a. Anyone with a driveway on 145th

b. Reroute sprinklers

c. Vehicle damage – who caused

d. \$300-\$500 – nameplates \$100 for labor

e. Plows won't reimburse for knocking over

f. Save all parts of damaged mailboxes – can be recycled

10. WOL Committee Updates

a. Safety Committee – Michael Cooper, Chair

i. Painting stencils – deter non-members

ii. Ask questions of people who are walking trails

iii. Homeowners need to ask questions, take videos, try to deter people who are not part of the HOA

- iv. Mounted police to walk trails – possibility of buying horse bags to keep trails clean
 - a. Mike Terhune – do pre-walk to see if there is anything that they can't do
 - b. Clay Wallace – if the mounted police are doing us a favor why can't we clean up after them
- b. Architectural Control Committee – Del Overholser, Chair
 - i. Needs volunteers
 - a. Needs an heir
 - ii. Solar panels – homeowners are willing to work with us – ignorance of the covenants, contractor didn't communicate
 - iii. The homeowners plan to live here a long time
- c. Landscape and Maintenance Committee – Nick VanDeusen, Chair
 - i. There are always things to do to maintain the trails.
- d. Social Committee – Tammi Leppla, Chair
 - i. Halloween – did not go over well
 - ii. A winter activity was not done
- e. Communications Committee – Marvin Miller, Chair
 - i. New website

11. Open Forum

Clay Wallace comments -

- a. Ponds and Fountains – energy cost increases – if we have a problem and need to replace a fountain – need to put in 2 110's
- b. Need to think about use of Hydrangea trees – warranty, can replace if they are dead
- c. Big events for whole community – need more people – possibly put an assessment –
 - i. Need a quorum to vote for an assessment – add to the covenants
 - ii. Hire out

Tammi comments:

L&M put together a list of items that can be assigned out to homeowners that can't help with the community get together
 Levy to get the roads done – 1 commissioner is open to the idea because he's driven our roads

Del

Vouchers – to people who help – to get money off dues

Ken

Talked to Livonia Township – need to get on agenda to talk about updated streets
 March 23rd – still covered in snow and ice – but Livonia engineer said our streets are fine
 Curb and gutter
 We sweep our own streets

Mike Cooper

Get someone from the WOL on the Livonia Township board
 Township only does 4 miles of road/year
 2 projects

Nick

Elk River – curb shrinks – ours are deteriorating because of the curb
 Go to Sherburne county if the township won't help
 Become part of Zimmerman – because of landfill – responsibility will be for the city

Bob Nystrom

260 votes to elect someone to the Livonia Township Council – we have 220 members of the WOL to vote someone on

Patching – will patch some, but not other places

New flag needed in the 5th edition

Buzz/cut down the willows

Look into different location for next years' meeting
\$100/hour at the event center

12. Adjournment

Clay motion for adjournment

Ken Grasso second