

Woodlands of Livonia Homeowners Association Minutes of Board of Directors Meeting 03.18.12

Location: Arlis Olson residence
Convened: 3:05 p.m.
Adjourned: 4:15 p.m.

Present: Kate Steffens (President), Ken Grasso (Director),
Arlis Olson (Secretary/Treasurer)

Notes: Agenda Items appear in large boldface type. Information, Discussion and Decisions sections appear in bold. Abbreviations are as follows: HOA- Homeowners association, HO- Homeowner, BMG- Board Member Grasso, BMS- Board Member Steffens, and TO-Treasurer Olson.

Review of Minutes

Decision

- Motion to approve minutes of the 02-06-12 Board meeting by BMG, second BMS, carried unanimously.

Neighborhood Watch Program

Information

- Janet Huss, current WOL HOA Neighborhood Watch Captain, attended the meeting to update the Board on the requirements necessary to have a Neighborhood Watch Program certified by the County / Sheriff's Office. The main component of the requirements is to have an annual meeting of Homeowners that can be attended by a representative of the Sheriff's Office. The representative would disseminate relevant information and conduct "training" concerning resident awareness / reporting of suspicious activities / incidents in the neighborhood, etc. The HOA has not had such a meeting in the past few years and Janet does not have the time to organize such an event. She is willing to continue in her current capacity, but would also transfer the responsibilities to someone else if anyone has a desire to become involved. It is too late now to incorporate the Neighborhood Watch activities into the annual meeting, but possibility in the future, the Neighborhood Watch meeting could precede the Annual Meeting. Janet also reported that another resident notified her of a relatively new social network called Nextdoor.com that is exclusively focused on Homeowner Associations. Janet has done a preliminary review of the network and feels that it may be a good vehicle for the Woodlands.

Discussion / Decision

- Board members expressed their appreciation to Janet for all of her work the past several years and hoped that she would continue to be involved. The Board asked that Janet make a similar presentation at the annual meeting and suggested that a committee be formed to pursue the necessary steps to ensure our Neighborhood Watch program is in compliance with all requirements. Hopefully there will be volunteers at the meeting for the committee. Janet was also requested to review the new social networking process and present that at the annual meeting.

Review of 2012 Annual meeting items

Information

- TO indicated that the 2012 annual meeting was scheduled for the Thursday, March 22nd, reviewed the agenda and indicated that it would be appropriate to determine who would be presenting each item. The agenda items were divided amongst the Secretary/Treasurer and each Director. All agreed to meet at the American Legion early to assist with setting up for the meeting.

Street Signs

Information

- TO reported that some of the vandalized signs have been repaired and replaced; however, there were several signs that were beyond repair and have not been replaced. Efforts are still underway regarding moving towards installing Federally compliant signs; however some interim solution may be required until that can be accomplished. This issue is on the annual meeting agenda for discussion.

Informational / Miscellaneous items

Information/Discussion

- IDI concerns regarding trail obstructions--TO indicated that he had a conversation with Dave Arvidson of IDI regarding damage to his equipment while plowing snow this season. Dave indicated that there is one area in particular where the trees and brush adjacent to the trail has overgrown the trail to the point that he has broken off two side mirrors trying to get through the area. There are also other spots where clearance is tight due to overgrowth. TO also noted that there are troublesome areas when he cleans the trails in the spring—fall season (including the one mentioned by IDI). Board members felt that IDI does an exceptional job of clearing the trails and should have clear access to perform his services. It was decided the property owner(s) should be contacted to inform them of the situation and discuss how the overgrowth can be cut back to allow all maintenance activities to occur.
- Flag purchase—TO reported that he while he was preparing the order for new US flags for the County Road 4 / Woodlands Parkway and the 5th Addition entrance, he noticed the vendor has an embroidered polyester flag (vs. the nylon we have purchased in the past) that purportedly is a higher quality flag and retains its color better. Due to the early spring, the flags will likely be displayed for a longer period this year. He inquired if the Board was interested in purchasing the polyester flags as they will be about \$135 more than the nylon. Due to the fact the flags will likely be displayed longer this year the Board felt the additional expenditure would be justified. Also, based upon the flag performance, we will know if there will be any benefit to purchase the polyester version in the future.

Confidential session regarding ongoing lawsuit

- BMG apprised the Board that the trial date had been rescheduled to 04-25-12. Upon advice of legal counsel any lawsuit discussions are to be declared confidential at this time and the details will be maintained in a confidential minutes document.

Email Motions

- Board members Eric Lindell and Joel Rademacher were elected at the HOA Annual meeting held on March 22, 2012 to replace Ken Grasso and Jim Roberge.
- Motion by Board member Rademacher on 03-31-12 to approve payment in the amount of \$325 to Heriberto Torres for the removal of the 2011-2012 holiday lights; second by Board member Lindell, carried unanimously.

Meeting Adjourned 4:15 p.m. 03-18-12

Minutes prepared by Arlis Olson, approved on April 4, 2012 by:

Kate Steffens
Eric Lindell
Joel Rademacher