

Woodlands Homeowners Association

Annual Meeting Minutes

August 25, 2018

The meeting was called to order by Michael Everett at 10:08 AM. It was verified that we indeed did have a quorum. Thirty-six properties were needed, we had 28 homeowners present and 18 proxies.

The minutes of last years meeting were not available to read.

In Walt's absence Michael read the Financial Report. The conclusion is that our year to date financial position is favorable. Our year to date financial statements, Annual Budget, YTD Income Statements and Balance Sheet are posted on the Woodlands website. Access at www.woodlandsmccall.org, click on Homeowner LOGIN, username is whoa/Password is owner.

Patti reported that after unexpectedly having to replace a pool heater this Spring the remainder of the season has been pretty uneventful. Only one broken children's chair. A small amount of granular chlorine has been added each night to counter the substantial use and to keep the water beautifully clear. The water temperatures have been increased as the weather cools so please enjoy swimming for the rest of the season. The pool will close September 4th. Patti will begin the process of winterizing at that time. There are plans for additional tree removal as well as some roots that are lifting the pavers around the pool deck. The hope is to accomplish this before next May.

Al King gave us an update on McCall generally and the Woodlands specifically as Firewise communities. The program funded by a grant has been highly successful in clearing adjacent areas to the homes in the Woodlands. As a community the Woodlands had excellent participation last Spring with well over 100 bags of yard debris collected from just our neighborhood. A well deserved thank you to the Boy Scouts that picked up those bags and delivered them to the dumpsters by the Fire Station. Al suggested we continue this practice by designating a weekend next May for cleaning up yard waste in the neighborhood then asking homeowners with pickups to deliver them to the Fire Station. Great idea.

FYI the Woodlands now has a Facebook page. Sheree will add a link to our website. Separately you can now view the reservations Calendar on our website. Just go to this link to see reservations (accessed from the Amenities page of our website): <http://woodlandsmccall.org/calendar.html> My contact information is also there to make your reservations.

At this time the floor was opened up for discussion. The first topic was increasing the monthly dues to cover expansion of the clubhouse to accommodate exercise equipment. By a show of hands there was no interest from the attending homeowners. Next, we discussed noxious weeds, the invasive plants that we should not let grow in our yards. Contact info for weed control and website for identity: <http://www.co.valley.id.us/departments/noxious-weed-control/> . In Cascade 208-382-4111.

As always, the topic of recreational vehicles in driveways in violation of the CC&R's. The question is do we want to amend the CC&R'S or do we want to enforce the existing rules and regulations? Put to a vote the attending homeowners wanted the existing CC&R's enforced. If you are not comfortable discussing the topic with the offending neighbor there are steps outlined on our website, mandated by Idaho law (July 1, 2015) to bring the violations to the attention to the BOD for further action. Those steps include documentation of the violation, a registered letter to the homeowner, a 30-day period for

compliance. Only then without a good faith effort can we proceed to fines and legal action. Please do not make the BOD go to these measures. Educate yourselves on the community you have chosen to live in and voluntarily comply.

Other topics touched on:

Changing the pool to salt water. Earlier research showed the switch over to be very expensive (whole new system) as well as very expensive to maintain. It was not recommended by the pool technician.

The Emergency egress: Again, earlier research by the BOD concluded that the best solution would be a gated gravel service road on a utility easement from Brady through the school grounds. The estimated cost was \$30,000. A grant proposal to the city was declined and we were unable to get the schools approval.

Weeds in the Common Area: A work day in the Spring was proposed to eradicate/pull the weeds in the paths and volleyball court of the Common Area. Alternately a suggestion to increase the amount budgeted for grounds maintenance to include weeding. The BOD will revisit both suggestions in the Spring.

Properties for Sale adjacent to the Woodlands: It is believed that further development in these areas cannot proceed without additional entrances/exits. As homeowners in the Woodlands we need to be alert to any and all information pertaining to proposals or sales of these properties, so that united we can hopefully preserve the integrity of our community.

Finally, our request for volunteers yielded 3 new members. Don Sanda, Shelly DeMoss and Marcia Witte. Returning members are Walt, Patti, George, Michael, Jared, Shauna, Brian and myself. All were duly elected. In a brief meeting following the WHOA meeting the Board elected Shauna President, Don VP, Walt Treasurer and myself as Secretary.

We would like to take time to thank Billie Jo Premoe for her years of dedicated service to our community as well as Scott Broyles and Barbara Ross for their time on the Board.

The meeting adjourned at 12:40 PM

Respectfully submitted by

Margie Elliott

WHOA Secretary