



## The Woodlands Homeowners Association Newsletter

[www.woodlandsmccall.org](http://www.woodlandsmccall.org)



### Annual Meeting Minutes

Woodlands Homeowners Association  
Annual Meeting Minutes  
September 7, 2019

Shauna Enders called the meeting to order at 10:15am. The attending Board Members introduced themselves and we verified that we did have a quorum. Forty nine properties were represented 20 proxies and 29 homeowners present.

Margie read the minutes of last year's meeting.

Shauna covered the State of the Association, projects that were planned and completed this summer. At last year's meeting it was suggested that we increase the budget for landscaping and groundskeeping in the common area and entrance to include weeding. Shauna contacted the current landscaper however they were not interested in the added responsibility. Franz Witte provided her with an estimate that included lawn care and weeding that was well within our budget. They were also able to remove several trees and roots systems that were encroaching on the pool area. This involved removing and resetting pavers at the north end of the pool. This service was provided for an additional, but very reasonable expense. Small repairs to the clubhouse were completed and the tables and benches in the picnic area were re-stained.

Walt provided the financial statements for this year January thru August 2019. Even with unexpected replacement of the filter and backwash systems to the pool and increased water and sewer fees due to the clubhouse being reclassified from residential to commercial, we are only \$545 over budget. Walt explained how very important transfer fees are to the well being of our budget and why we will be increasing them from \$500 to \$750 beginning January 1, 2020. Transfer fees are generally paid by the buyer but can be negotiated between the buyer and seller at the time the home is being sold. For the full financial statements go to [www.woodlandsmccall.org](http://www.woodlandsmccall.org) click on homeowner login, user name: whoa, password: owner.

The pool in review, Patti tells us that the pool is 26 years old and that with the current repairs everything that can be replaced has been replaced so we should be OK for a while. Except for one episode over the 4<sup>th</sup> of July weekend it has been a pleasantly uneventful summer. Only one chair was broken. We will need to include aging pool covers in the budget for next year. The pool will close and Patti will begin winterizing September 9<sup>th</sup>. The floor was opened for homeowners' comments and concerns.

Fred Sanders proposed having new lines painted on the tennis courts. This would refresh the tennis lines and remark the lines to accommodate 2 pickleball courts. The cost would be approximately \$200. This met with unanimous approval and we will try to make this happen before snow falls.

Heidi Winchel suggested the possibility of placing heavy plastic over the pickleball court and the tennis court to prevent them from being damaged by the weather.

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the volleyball sand, flooding it with a few inches of water for winter to use for ice skating. She will look into the cost involved and the board will see if we would need additional insurance and what if any existing Idaho laws cover this i.e. would we need to provide restrooms etc.

A discussion on the Woodlands CC&R restrictions on campers, boats, RV's, ATV's, snowmobiles, motorcycles etc. in driveways concluded with a committee being formed to review existing limitations and verbiage as well as changes. The goal of the committee would be to prepare a proposal that would be placed on the ballot for the 2020 Annual Meeting. Any proposal would require 61% approval vote of homeowners to amend or change existing CC&R's. Until that time the existing restrictions remain in effect.

All of the current Board members were on the ballot for this next year. A motion to approve re-election of the board was passed by a majority of raised hands.

The meeting was adjourned at 11:37am.

In a brief meeting following adjournment, the officers were retained in their current positions.

Contact information:

Calendar: Click [HERE](#) to see the Calendar on the Woodland's website

Reservations: Margie [margie@woodlandsmccall.org](mailto:margie@woodlandsmccall.org) or 208-634-1471

Noxious weeds: Click [HERE](#) to see the Valley County web page or phone Cascade 208-382-4111

Respectfully submitted by,  
Margie Elliott  
WHOA Secretary

*A copy of these and all minutes can also be found on our website's News page or click [HERE](#).*

Reservations for the Common Area  
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See prior newsletters and other key homeowner information on the homeowners' website:

[www.woodlandsmccall.org](http://www.woodlandsmccall.org)

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