



The Woodlands Homeowners Association Newsletter

www.woodlandsmccall.org



WHOA Annual Meeting Minutes

WOODLANDS ANNUAL HOMEOWNER MEETING AUGUST 29, 2020

Shauna Enders called the meeting to order at 10:07am. Each member of the Board of Directors present introduced themselves, followed by each attending homeowner. Twenty-four properties were represented in person and 27 proxies totaling 51. More than enough for a quorum.

Margie Elliott read the minutes of last year's Annual Meeting. These and other BOD meeting minutes and announcements can be found on our website www.woodlandsmccall.org/news.html.

State of the Association: Shauna reviewed the projects completed, pending and proposed. The majority of the Board's efforts this year have been planning and preparing the common area and pool for a safe opening during Covid 19. Making sure we were in compliance with Federal, State and CDH recommendations. A big thank you to Marcia Witte for putting a plan together that was approved by the CDH. Pool related problems and issues were deferred to Patti Soucek.

Fred Sanders brought us up to date on the resurfacing of the tennis/pickleball court. This project proposed for earlier this season has been delayed but should begin in the next week or two. It should take approximately 4 days, possibly longer for curing. DO NOT ENTER the court area until warning signs have been removed.

Problems with the sprinkler system are being addressed by Franz Witte. Due to the 27-year-old system, parts have been difficult to find and some are still on back order. Additionally, they are working to eliminate puddling on the courts and swales for drainage around the pool will be done in the next 2 weeks. As listed on the agenda, projects for 2021 include repairing snow damage to the east side of the clubhouse roof and repair to the framework on the Brady Street bulletin board.

We are still looking for volunteers to review the CC&Rs pertaining to Article 4.12 camper trailers, boats, motorcycles etc. on homeowners' property with the possibility of proposing/amending changes. The BOD determined this Spring that because of Covid 19 and resulting family situations we would not enforce these restrictions. However, unless and until this covenant has been amended by a majority vote (61%) of all homeowners they will remain as is and strictly enforced in 2021.

Woodlands Subdivision and the Nokes Property: Recently Shauna was contacted by Barbara Nokes Kwader and made aware that the

boundary fencing between Woodlands Subdivision and the Nokes property has been breached by several homeowners. (See the letter as Attachment 1 below) Fencing removed, makeshift gates, fencing flattened, or amendments added to enable going over the fence. It details their plan to repair and replace the fence this fall and next spring. They are not asking that the HOA share in this expense as is customary, but ask that we honor this property line. In the future they will report immediately any trespass, vandalism or damage to authorities for prosecution.

Financial: Walt gave a summary of this year's financial report. The highlights were that 9 properties sold Jan. to Aug. with a possibility of 3 more closing by the end of the year. Adding \$750 per sale in transfer fees to our assets. The downside is all the added expense required to safely open the pool during Covid 19. A full report is posted quarterly on our website accessible only to homeowners. User ID: whoa / Password: owner

Pool: Patti Soucek gave us an overview of the details required to safely open and maintain the pool and restrooms during Covid 19. Sanitizer, bleach disinfecting schedules etc. The majority of the homeowners took the precautions seriously. However, one event

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homeowners took the precautions seriously. However, one event altered the water chemistry so drastically as to be unhealthy. It required that the pool be totally drained the entire surface sanitized and disinfected and heavy doses of pool chemicals added to low levels of water to kill the bacteria. During this time, pool "closed for maintenance" signs and caution tape were in place and water levels were down by half yet someone went swimming!!

We can only hope their skin didn't fall off. Speculation as to what caused this unprecedented event are large amounts of animal or human feces or vandalism (someone dumping unwanted additives in the pool). Any savings we had accumulated for propane on the shortened season was more than used up by water replacement for the entire pool and staffing to disinfect.

Patti will consider weather temperatures when she decides the closure date and will begin winterizing the pool accordingly. Probably Labor Day or shortly thereafter.

Open discussion: Landscaping at the Woodlands entrance: Michael Everett was maintaining this planting areas but he has sold his home. Shauna will ask Franz Witte to add these areas to their bid. Also lighting was suggested at the entrance. The Board will get estimates for solar lighting. We will check with the city, but if memory serves there are no electrical lines in that area.

Jeff Hartley asked that the Board revisit the idea of flooding the volleyball court during the winter for skating. Margie will look into what this would require i.e. heavy plastic liner, maintenance, insurance, state laws as to restrooms etc.

Several homeowners mentioned having a Zoom account so that at minimum, during the winter, Board meetings could be conducted from home and homeowners could attend if desired. The Board will consider this option.

Election: Shauna Enders, Patti Soucek, Walt Czarniecki, George McFedries, Marcia Witte, Jared Schuster and Brian Bush were reelected. Patricia Hibler a new volunteer was elected. Shauna will continue as President, Patti Vice President, Walt Treasurer, Secretary is vacant at this time.

Marcia, George, Jared, Brian and Patricia are Directors. Margie: Common Area Reservations and Support.

Thank you, Don Sanda, Margie Elliott and Michael Everett for your service on our BOD.

Meeting was adjourned at 11:37am

Attachment 1 to Annual Meeting Minutes:

Date: August 27, 2020

From: Barbara Nokes Kwader, Manager
Nokes Family Limited Partnership
34 Ilka Lane
McCall, ID 83638
1considertheegg@gmail.com

To: Woodlands Homeowner's Association
Shauna Enders, President
shauna@woodlandsmccall.org

Dear Woodlands Homeowner's Association,

The Nokes Family Limited Partnership has completed a survey of our shared property line fence. The NFLP border line is directly North of your subdivision. We will be repairing/replacing the fence this fall or early next spring. We apologize for letting the fence deteriorate.

We do not intend to ask your HOA to cost share on the fence, even though that is the common practice in Idaho where there is a shared boundary. Instead, we ask you to honor our private property, observe the boundary line, and refrain from trespass and vandalism.

During the walking survey of the fence we found several places where residents of The Woodlands had propped open, pushed aside, pulled down, or cut and removed the fence to facilitate foot or ATV trespass from their homesites. Because of this, we will be posting signs and painting some of the new posts orange, as is our right under Idaho law. If everyone respects this boundary, the paint will be allowed to fade. We will be careful to place the painted posts at the intersection of the property line between you and your east/west neighbor, so they won't be as noticeable from your home. Please be aware that in the future we may again have cattle in that woodland pasture, and we will immediately report any trespass, vandalism, or damage to the authorities for prosecution.

Idaho Fish and Game has been consulted about fence structure, materials, and wildlife ingress/egress. There will be sections of the fence designed to allow animals to pass safely. The hog wire will stay in place to protect the wildlife from dogs.

Pet enclosures that piggy-back on the new fence are welcome unless they threaten the integrity of the fence.

We enjoyed talking to some of you during the survey, and would like to thank you and others for being good neighbors. We have discussed your suggestions, and plan to act on them where possible.

Sincerely,

Barbara Nokes Kwader

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www.woodlandsmccall.org

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