

Woodlands Homeowners Association -May Board Meeting Minutes

Date: 5/12/2022

Attending: Pattie, Shauna Enders, Walt (phone), Marcia

The Meeting was called to order at 7:08pm

- Shauna called the meeting to order.
 - With winter coming to an end and summer coming fast, this meeting will kick off the summer season.
 - After this winter, we have noticed some areas of the roof that will need to be repaired due to snow. Jared is looking into getting these areas repaired.
- Pattie- Provided an update on the pool
 - We have a new maintenance contract with Leisure Pool and Spa. Pattie and Shauna met with Scott and Jerry to go over the maintenance required.
 - The pump is now up and running. The furnace is on, and the pool is now set at 50 degrees.
 - All went well meeting with Leisure. They will learn the system as they go. They were sad to announce that the prior maintenance person, Cal has passed.
 - There is a light in the pool that is burned out and need to be fixed. Maintenance will assess the problem and provide a bid for repair. If the issue is wiring, the cost should be around \$600.
 - Leisure suggested that instead of using a hose to fill the pool, they could tap into the main water line. A plumber would need to make the connection. This would be done at the end of the season.
 - The pool could be ready to open before memorial weekend if the weather is looking good.
 - One suggestion was made to move to a liquid chlorine product. It is a little more expensive but would result in less build-up in the pool. Leisure will get us pricing.
 - Pattie installed new paper towel dispensers and toilet paper holders in the restrooms.
 - A plumber is coming on Monday 5/16 to turn on the water to the clubhouse.
 - all new owners will need to sign for their keys.
 - The propane tank will need to be filled soon. It is currently at 50%
- Shauna- Updated the group on entrance landscaping
 - Reached out to Franz Witte to get a bid to update the entrance of the neighborhood. This would include removing weeds, install perennials, bark, ground cover and mulch. Additional work would include irrigation and electrical. This bid still needs to be verified and confirmed.
- Parking Lot-

- There are some large cracks that may want to be addressed. Shauna will get a bid to get those cracks sealed. She will also see if they can provide a bid to seal coat if we want to complete that in the next year or two.
- Rules Posted to Tennis Courts-
 - Due to some issues last season, we thought it might be helpful to post some basic rules on the tennis courts. Some rules would include cleaning up, taking home chairs and nets, no leaving hanging sheets, Owner must be present at courts, etc. Shauna will work up a proof to send to the Board.
 - Please remember that owners must be present for common area amenities. Please do not hand out keys to non-owners.
 - Please also note that no pedal or motor bikes are allowed on the common area grass.
 - The tennis courts are scheduled to open the same day as the swimming pool.
- The issue of the damage to the Tennis Courts is still open. Shauna is meeting with a new company to assess the damage and figure out what it will take to make the necessary repairs. When damage to Association property has happened in the past, the owner responsible has paid for the full cost. This will be discussed further when we know the final cost.
- Pattie- One other issue on the pool deck. There are a couple posts that are rotting on the bottom. We may need to get those repaired soon. Additionally, there is also some plastic lining along the landscaping and walkway near the clubhouse that needs to be replaced. Shauna will ask Franz Witte to complete.
- Subdivision Update-
 - The environmental assessment has not been submitted yet by the developer. We have heard that the developer may be facing some obstacles with the City regarding required improvements and easement issues. The school does not want to provide the 75 ft easement. This is all we know now.
- Walt –
 - Shauna, Pattie, and Walt are now all signers on the Checking and Savings accounts. The signers had not been updated for several years, so they are now up to date and accurate.

The meeting adjourned at 8:08pm