

Woodlands Homeowners Association -July Board Meeting Minutes

Date: 8/11/2022

Attending: Pattie Soucek, Shauna Enders, Walt Czarniecki (phone), Jared Schuster, Marcia Witte, Krista Polvi

The Meeting was called to order at 7:05pm

- Shauna called the meeting to order.
- Discussed the bid from Franz Witte for the entrance upgrades for \$2,631.10.
 - If we installed the irrigation now, it may get damaged in winter.
 - Since summer is almost over it might be best to wait until next year.
 - Pattie made the motion to wait on the work for \$2,631.10 until the 2023 season.
 - Shauna will let Franz Witte know that we will wait until next spring to implement.
- Shauna presented the \$4,682 bid for the new key card system for the pool and tennis courts.
 - The work can be completed after the pool closes.
 - Each card issued to owners will work for both the pool and the tennis courts.
 - If internet is not needed, it does not look like there is a monthly cost associated with the work.
 - Shauna will confirm the following:
 - Are there any reoccurring fees?
 - Do we need a computer?
 - Will the cost remain the same if we wait until the spring?
- Pattie- Pool Update
 - It has been very hard keeping the chlorine in the pool. She is getting the cost for liquid chlorine. She bought 3x40lbs of chlorine plus the pool maintenance company bought 50lbs. We will use it all but should be enough for the season.
 - This is the first year that she has had to add chlorine every day.
 - The cost to switch to liquid chlorine is \$864. This will be something we can evaluate to make the switch next year.
 - We still have not gotten the bid for the light in the pool.
 - There are a few trees that are dying near the pool. There are lots of needles falling because of it. The budworm seems to be getting them. They will eventually need to be cut down and new ones planted.
 - Jared will trim some of the trees that are encroaching the pool area and tennis fences.
 - The pool will be closed down after Labor Day.
 - The roof repair will be completed soon.
 - The plan is to shoot for mid-September to shut the water off for the season.

- Last weekend the tennis courts were repaired. They matched the colors the best they could. Walt received the invoice and paid the balance due.
- The parking lot was also crack sealed at the same time as the tennis court repair.
- Marcia- Provided an update on the surrounding development.
 - There is no major update yet. She has not heard any updates since the community meeting.
 - Walt asked where we were on the attorney retainer. We have not needed to use the attorney lately. We initially provided a \$4,000 retainer and have only used about \$450.
- Walt- Budget
 - The Budget usually gets completed by November.
 - So far, we have broken even Year to Date. We will need to discuss what we want to do for next year and some extra expenses we might incur next year. We can decide if we need to raise dues or use some savings and transfer fees to help cover any extra expenses.
- We are all ready for the annual meeting and Krista will get the agenda and voting slips printed out.

The meeting adjourned at 7:50pm