

Woodlands Homeowners Association Annual Meeting Minutes

September 2, 2023

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-seven properties were represented in person and 14 proxies totaling 41. Meeting CC&R requirements for a quorum.

Krista Polvi read the minutes from last year's Annual Meeting. These and other BOD meeting minutes and announcements can be found on our website: www.woodlandsmccall.org/news.

State of the Association- Shauna reviewed the projects completed, pending, and proposed.

- This year has been relatively quiet. There have been no major issues.
- There have been a few pool issues that Pattie will go into in further detail.
- There has not been much new movement on the Pine Creek Ranch Development.

Pattie- Update on the Pool

- There has been a lot of pool usage this year.
- A leak was discovered in the pool this year. She did an evaporation test showing that there was more of a leak than just the evaporation.
- We are hiring someone to come out and investigate the leak and figure out where the water is leaking out.
- The heater broke a couple weeks ago. It took a week to get it replaced and that is why the pool shut down. The new heater only goes up to 89 degrees. The new heater was almost double the price as it was five years ago. These heaters only last about five years. The utility room has been getting very warm. We may want to consider adding extra vents or a fan system.
- We have had some incidents of the pool and tennis court gates being left open. Our insurance and State laws require that it remain closed and always locked.
- The water will be shut off by September 15th. The bathrooms and all the clubhouse/pool area will be shut down.
- Questions/Concerns?
 - Margie mentioned that she posts the reservations on the online calendar. She wanted to make sure that everyone knew that they could check the calendar online first and then text or call Margie when you want to be added to the calendar.
 - Shauna provided an update on the new key card system. The vendor has not been getting back to us. He was out of town for a while and then sick. She is working on getting an updated bid to implement next year.
- The dead trees are hopefully going to get removed later this fall.
- Pattie further explained the leak problem. We need to wait until we get the report to determine what we do before the winterization process.

Walt- Financials:

- Walt reviewed the financial statements that were handed out.

- We are currently eight months through the year. The total income is over budget due to the transfer fees.
- Total expenses are approximately \$2,200 under budget so far this year. This is mainly due to the last four months have higher expenses due to when expenses fall and annual premiums are due. Due to the new heater expense, we will likely end the year in the red over budget.
- As a result, the balance sheet cash will be lower by the end of the year.
- The last page of his handout was the twenty-year history of earnings. We now get \$750 per transfer fee when a property sells. Our dues are not paying the regular expenses, the transfer fees make up the difference. The last three years 33 properties sold in the Woodlands. It seems that people are taking advantage of the increase in values.

Pine Creek Ranch - Marcia

- Marcia spoke on the Pine Creek Development which are the two large parcels behind and to the south of the Woodlands.
- The Development has been delayed.
- The biggest issue is the extension of Deinhard through the school district. The Developer is trying to get an easement through the school property.
- City Council required a 70 ft easement or submit a complete traffic study with engineering. This was at the end of June.
- She asked the city about any updates; nothing has moved forward at this time.
- As a result, we still do not know if they will extend Deinhard.
- The City hasn't received any documents or the environmental assessment from the Developer. City thinks the Developer is close to submitting the environmental assessment in the next 3-4 months.
- When the EA is submitted then we can respond with public review.
- The developer is proposing 576 new units, but it could be as high as 1,500 new units.
- The biggest issue is ingress/egress. Currently there is only one road in and out though the Woodlands.
- The sewer system will be the next biggest obstacle.
- It would be helpful to take pictures of the congestion on Woodlands Drive showing how the road can basically get down to a one lane road when there are parked cars on the road or delivery trucks. Also, it is important to highlight pedestrian safety. There are no sidewalks and lots of kids. Adding more traffic could cause a safety issue.
- There was a question about the owners who back up to the development and whether they would have first right of refusal on any adjacent lots. There has been no formal communication from the Developer on this matter.

Open Discussion:

- One owner made a comment regarding the tennis courts – it is important to keep the tennis courts clean. Thank you to all for helping keep the are clean. It is particularly important in the Spring to keep the courts clear with the snow melt/thaw. He suggested a court monitor to work with the Board.
 - He proposed Donna Bush as the Court Monitor to work with the Board direct on maintenance of the court. This was seconded and all in favor.

- There is still a thistle patch on the east side of the volleyball court. Shana will let Franz Witte know.
- One owner asked if there was a light missing at the entrance of the neighborhood. There was a solar light before. There is no power source there currently. There is a light pole on the corner. We haven't pursued this with the City to determine if it is City power or neighborhood. The Board will investigate this matter.
- Landscaping near Entrance – this work still needs to be added to the Budget. New irrigation lines were needed. The bid before came in close to \$5,000, which was a little expensive. Additionally, the landscaping near the entrance is blocking the view to see when turning. Shauna will talk to the landscaper about cutting that area back.
 - The owner located right at the corner of the entrance offered to start a landscaping sub-committee to get the entrance looking nice.
- The Board will talk with our insurance agent about to determine if it will be ok for the owners to volunteer for the Landscape Committee and not have an insurance issue.
- One owner asked if we could make a rule about no parking on the street? Shauna indicated that she would talk with the City.
- There are cows now on the Nokes property so be aware.
- Bears are in the neighborhood, there have been several sightings. Please secure your trash cans.
- Please do not feed the deer.

Election – Shauna Enders, Patti Soucek, Walt Czarniecki, Marcia Witte, Patricia Hibler, Brian Bush, and Krista Polvi were all reelected. Shauna will continue as President, Patti Vice President, Walt Treasure, and Krista Secretary. Marcia, Brian and Patricia are Directors.

Meeting was adjourned at 11:05am.