

Woodlands Homeowners Association -July Board Meeting Minutes

Date: 7/11/2024

Attending: Pattie Soucek, Shauna Enders, Walt Czarniecki (phone), Patricia Main (phone), Brian Bush, Krista Polvi, Marcia Witte

Owners Attending first portion: Doug Campbell and Mark and Sonja Engibous

- Shauna called the meeting to order at 7:01pm.
- Three homeowners (two from one property and one from another) joined the first portion of the meeting to discuss a drainage issue between their properties. Per the direction of the HOA's attorney, the Board listened to the two parties and will convey the information gathered to the HOA's attorney. Each party was asked to provide the names and contact information of their respective attorneys, and this information will also be forwarded to the HOA's attorney. It was also suggested that the parties consider contacting the City engineer to discuss possible alternative options for stormwater management. Any further action on the part of the HOA Board will be determined in consultation with the HOA attorney.

- Shauna –
 - She has reached out to Todd McKenna requesting any documentation regarding what was submitted to him by the owner of the new build and anything that was approved.

- Pattie –
 - The trees are still dead by the pool and need to be removed. Also, one aspen near the parking lot that is leaning significantly and may need to be removed. Shauna has called tree guys to get a bid and when she hears back will get the work on the schedule for this fall.
 - The posts on the pool deck need to be addressed. There are two posts that are holding up the roof covered area and you can see the base is in bad shape and the paint buckling. Pattie will get a bid ASAP to get these replaced hopefully this fall. Otherwise, this could be a huge liability if they were to fail and the roof collapses.
 - Lights in the men's restroom- contacted Rogers electric to fix the switch. The lights are not turning off, the turn dial needs to be replaced. Additionally, the ballast needs to be replaced.
 - Working on getting the shower drain fixed as well. The drain cover keeps coming off.

- Keys – many people are asking for new keys claiming that their keys don't work. She is running out of keys. So will now ask to verify if keys are not working and perhaps start charging more.
- Have noticed kids getting dropped off and not being properly supervised at the pool. Talking to them when she sees this happen. Also noticing some poaching going on.
- One lawn chair needs to be fixed.
- The pool is not losing as much water as last year. But running some water through to clear out the sunscreen.
- Talked to moms that were climbing on chairs to unlock the gate. They have keys but are not using them. This is teaching their kids bad habits and could then lead kids to do this unsupervised.
- We discussed the Annual Meeting. Brian Bush suggested we invite Mara Hlavcheck to come in and speak on the Fire Wise program. We all thought this would be a great idea. Brian is reaching out to her to see if this might work.
 - Due to many full-time owners being out of town Labor Day weekend, we decided to hold the Annual HOA Meeting on Saturday, September 14th at 9am.
- Marcia – Nothing new on the surrounding development. Stockton owners have seen the developer looking around, but nothing new.

Meeting adjourned at 8:21pm by Pattie, Marcia seconded.