

Woodlands Homeowners Association -August Board Meeting Minutes

Date: 8/30/2024

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

- Shauna called the meeting to order at 6:01pm.
- Transfer Fees - We discussed increasing the fees from \$750.00 up to \$1,000.00. Walt drafted an Amendment to the CC&R's. This needs to be signed by the President of the Association, get notarized and taken to the County to be recorded. A Transfer Fee of \$1,000 is comparable to what other HOA's receive from the sale of a property.
 - **A motion was made to increase the transfer fees from \$750 to \$1,000 effective January 1, 2025 for sales contracts dated January 1, 2025 and after, Trish seconded the motion, and all in favor.**
- Pool Deck- a bid was obtained to replace the posts on the pool deck that are failing. Two bids were received from the same company, one for just new posts with no foundation work for \$3,289. The second option was to get the posts up to code with new foundation. That bid was close to \$20,000. This seemed high, as a result we are going to get a second opinion to get another bid for this option.
- Trees -a bid came in to remove the dead trees by the pool. It will cost \$1,000 per tree. Shauna has asked them to schedule this work to be completed after the pool closes.
- Pattie – Pool
 - The heater is back up and running and will limp through the weekend. There is sand in the pool from the filter.
 - The heater is shutting off because the circulation is bad. The pump is then not getting enough water flow.
 - The dial does not move. The pool guys will take apart the pump to see what needs to happen to get it working properly.
 - New lights were installed in the bathroom.
 - A few thefts have been reported in the neighborhood. Therefore, everyone should make sure their belongings are secure. McCall Police have been coming through more frequently.
 - A lot of people have been asking for new keys to the pool. Would like to increase the cost for new keys to \$100 per replacement to decrease the burden of so many people needing new keys.
 - The pool will close the evening of Labor Day.
- The increase in quarterly dues was discussed. Over the past five years, regular everyday expenses have continued to increase related to repairs to the pool, common area and clubhouse as well as increases in utility expenses. As a result, we are using savings to

pay for regular everyday expenses. Therefore, we are proposing to increase the dues from \$85/quarter to \$100/quarter, effective the first quarter of 2025.

- **A motion was made to increase the dues to \$100/quarter effective the first quarter of 2025, Krista seconded the motion, all approved.**
- Krista will also investigate getting a bid to get a proper Reserve Study completed so that we can better anticipate capital expenditures in the future.
- There are two people behind in their dues and a letter has been sent to them notifying them of the delinquency.
- We will be getting a bid from a different landscaper for next season. This will be evaluated against our current service.
- Shauna will contact our Attorney to see where are regarding the neighbor drainage dispute.

Meeting adjourned at 7:10pm by Shauna, Marcia seconded.