

Woodlands Homeowners Association Annual Meeting Minutes

September 14, 2024

Shauna Enders called the meeting to order at 9:09am. Each member of the Board of Directors present introduced themselves, followed by each attending homeowner. Twenty-three properties were represented in person and fifteen proxies totaling 38. Meeting CC&R requirements for a quorum with at least 30% of the owners present.

Last year's Annual Meeting minutes and previous 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.

- The two trees that were dying to the south of the pool were removed.
- The water bill last month was very large for some reason. There were 553,000 gallons used that month with a cost of \$2200. We are trying to determine if there is a water leak somewhere.
- The landscapers have not been super responsive. We asked them to investigate the leak. They have not helped with the thistles or improving the entrance.
- Pattie will further discuss the pool, and Marcia will update us on the Pine Creek Ranch Development.

Walt- Financial Update

- Walt provided the YTD Income Statement through August. The Net Income was a little over budget. Transfer Fees are what caused this as we don't budget for transfer fees. We only have collected one transfer fee so far this year. The large water bill that Shauna mentioned is why we are over budget for water.
- On the Balance Sheet you will see that our cash is down \$8600 from last year.
- Provided a summary of the last 21 years earnings history. This showed \$50,050 in income. We took in \$84,000 in transfer fees. We lost \$33,949 over the last 21 years, when excluding Transfer Fees. We brought in significantly more transfer fees between 2020-2022 due to the high number of people selling their properties during these years.
- The Board voted to increase the dues from \$85/quarter to \$100/quarter. This will generate approximately \$7,000 more income per year.
- We use the savings account for capital expenditures as they arise.

Pattie- Update on the Pool

- The pool was opened and closed on time.
- Last year we had a leak in the pool system. We had a group come up from Boise to investigate and within minutes they found the pipe that was leaking. They got it fixed last fall.
- In the restrooms, we installed new switches and knobs and replaced some wiring and bulbs.
- New fan switches were also installed.
- We need to replace the building posts on the pool deck. The pool deck is sinking, and the posts are collapsing. We are working on getting a second opinion and bid.

- Pool filter issues – we had a hard time vacuuming the pool. The heater was shutting off sporadically. The filter system sends sand into the pool. This then clogs the mechanisms and circulation stops. Then the heater shuts off. This affects chlorination levels as well. Maintaining correct chlorine levels was a challenge.
- The people that maintain the pool will take apart the system in the spring and get it fixed.
- Reminders –
 - Please clean up after yourselves. Outdoor cleaning supplies are available so that everyone can clean up after themselves.
 - If you use the net, please return it to where it goes.
 - State Law states that you cannot be under the age of 14 without a responsible adult. Several times she found kids with young teenagers. She would get called bad names for making parents come watch their kids.
 - Please do not climb the fence to get into the pool area. We have found parents climbing the fence and letting others in. This is a safety issue. We don't want kids to see this and then think its ok to climb the fence and go in and potentially get hurt or drown. The parent that was caught doing this did not think that her kids could do the same thing, and they understood and would not do it again.
 - We have seen older kids climb on the bike racks to get in the pool area.
 - Owners suggested that an email go all to the owners reminding everyone about the safety rules. We could highlight the liability risk if an accident were to happen. This reminder could go out with invoices and at the beginning of the pool season.
- The pool had a lot of use this year. Next year will be Pattie's last year of taking care of the pool. If anyone is interested or knows anyone who would be interested, please contact Pattie to start getting trained.
- Another thing to note, when someone makes a reservation for the pool, you are not getting exclusive use of the pool. The same thing goes for the park area. The only exclusive use you can get is for the clubhouse room. You cannot kick others out of these areas during your reservation.
 - One owner suggested charging for exclusive use. But this is not possible due to our short summer season.
 - This will be included in the reminder email to all the owners.
- Any events that use the parking lot need to get this cleared with the Board.
- Pool Furniture- all the smaller kid chairs were broken. A few of the larger lawn chairs are broken. We will investigate getting some of these replaced. The smaller plastic chairs usually last about two years. New umbrellas are also needed and possibly some more shade options.
- One owner commented that some parties seem to be very large. Pattie indicated that there needs to be an owner involved for any reservation. There were a few big events this summer. We get the address of the owner making the reservation and remember that events need to be quiet before 9am and after 9pm.
- There is a bee's nest along the building that is getting cleaned up.

Pine Creek Ranch – Marcia

- This is the 68-acre development parcel to our NE as well as the parcel to the South of the Woodlands.

- The Developer, Craig Groves, is supposed to submit an environmental assessment. This has not been submitted yet, but we can comment once it is submitted.
- She talked to the sewer district. For the 68-acre piece, we believe the developer is still entitled to one hook up per acre at this time. The property to the south would need to be annexed into the sewer district to get sewer service.
- The developer still has a road access problem to resolve. As far as we know, the school is still not interested in dedicating an easement for the purpose of extending Deinhard Lane."
- A question came up asking if the City designated the Deinhard extension in their master plan?
 - The school originally needed to give a 35ft easement. But Fox Ridge was supposed to give a 35 ft easement but the City did not get it at the time. So, now the school would need to give a 70 ft easement, and we are not sure if the school will agree to that.
 - The approval for the middle school expansion approval may have expired. We don't know for sure where that is at.
 - The likelihood of just developing the land to the NE would be hard because they need a second access. We have seen the developer in the neighborhood looking around.

The Fire Wise person was unable to attend.

Shauna asked if there were any volunteers for the Board. No volunteers spoke up.

Any Other questions:

- On the corner of Spring Mountain Ranch Road, the sign is rotting. The owner on that corner added a cable to keep it from tipping over. This needs to be replaced or the sign taken down. It would also be good to get some light. We could potentially move the sign to be closer to the streetlight.
 - Shauna will come down and look.
- One owner suggested adding a Slow Down sign. It could be placed by the speed limit sign.
 - Shauna will ask the city about adding more signage.
- Another owner suggested that the safety email to the owners could be sent out each time a billing statement goes out.
- There have been some kids on motor bikes. They are going too fast and doing wheelies. They need to be talked to. They have also been seen vandalizing.
 - Shauna has talked to their parents. She will talk to them again and we can notify the police if it doesn't stop. These are the same kids ringing doorbells in the middle of the night.
- One owner asked that when we start looking for a new landscaper, can we ask them about improving the entrance?
 - Yes, that will be a priority in the spring.
- One comment came regarding some new teen drivers. Can we do anything about parking on the street in areas with blind corners?
 - Shauna will take a look at those areas and will talk to the city about installing no parking signs on the street.
- Tennis Courts – We had a problem with kids riding bikes on the courts. Please make sure that you lock the gate when you leave. Also, the crank has disappeared again.

- We will be buying a new volleyball net for next year.
- One owner asked about mailboxes and if there was any chance of getting boxes installed in a common area?
 - The problem is that the area would need to be plowed regularly and would be very expensive. Someone stated that the Post Office provided free boxes to those owners where delivery was not offered. Marcia will investigate this and talk to the post office.

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 Treasurer, and Krista Secretary. Marcia, Brian and Patricia are Directors.

Meeting was adjourned at 10:07am.