



## Woodlands South Homeowners Meeting Minutes

Meeting Held:  
Wednesday, April 26, 2006  
7:30pm @ Caribou Coffee

In Attendance:  
Paul Frederick – President  
Lance Giannola – Vice President  
Mike Romanowski – Vice President  
Julie Gutzmann – Treasurer  
Cindy Harbin - Secretary

### I. Common Areas

1. **Grass** - Perfect Properties has raised prices for the 2006 mowing season

Action Items:

- a. Lance will authorize one month's cutting
- b. Perfect Properties will be asked to re-quote 2006 price based on reduced cutting plan. If we go with them, we will require an official contract
- c. Lance will check into the condo's lawn service and possibly request a bid
- d. Lance will also seek snow plow sod damage repair from Perfect Properties

2. **Sprinkler**

Action Items:

- a. Lance will contact D&J to open up the sprinkler lines if free. If there is a charge, Lance will open the lines
- b. Lance will contact DTE to get the electrical meter back on line
- c. Reminder – 1st water bill should be applied against our \$2100.00 credit

3. **Pond** – The *All About Ponds* (AAP) contract expires in May

### II. Treasury Items

1. Mike to email Julie the Budget.xls file
2. Julie to research IRS non-profit filing requirements
3. Need to obtain insurance property description from Sherry

### III. Website

1. Mike to create new address for board members [board@thewoodlandssouth.com](mailto:board@thewoodlandssouth.com)
2. Address is set to forward to all board members any homeowner replies to an email from the account

### IV. Assessments

1. Julie to respond to Mr. Nokku regarding late fee harassment claim. HOA will accept 1 late fee payment and close the issue

### V. ARC (Architectural Review Committee)

1. HOA has decided to write all amendments to the by-laws with the plan being to

- send out one revised document for homeowner approval
- 2. In preparation for the June meeting, HOA board members should review the Woodlands South by-laws and be prepared to start tackling some re-writes
- 3. May want to also look at Woodlands North by-laws which have already been re-written

#### VI. Island Beautification

- 1. Via newsletter, survey homeowners to see if interest is still there
- 2. In order to proceed with the program, we would need:
  - a. Court Captain volunteers
  - b. Willingness to attend a meeting to insure uniformity
- 3. Cindy will check with local landscapers to see what type of plantings would be appropriate for areas with no irrigation and winter snow piles
- 4. If there is no interest, the \$180.00 nursery credit will go towards the walking path beautification

#### VII. Newsletter

- 1. Cindy will put together a one page "special edition" newsletter containing:
  - a. Island Beautification information
  - b. No pools or plastic playscapes reminder
  - c. Information about the walking path sod and No Parking signs – per township ordinances
  - d. Thank you to Annual Spring Clean Up volunteers

Next meeting – Wednesday, May 24 at 7:30