



Woodlands South Homeowners Meeting Minutes

Emergency Meeting Held:
Tuesday, May 13, 2006
7:00pm @ Walking Path Entrance

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

This emergency meeting was held to in an effort to assess the condition of the common areas. The HOA had been receiving numerous complaints from homeowners, with the most common complaints being the lack of mowing on the Sheldon berm and overall dissatisfaction with the lawn maintenance along the path.

Paul brought along a quote for common area maintenance by Midwest Landscaping. Their proposal included more extensive mowing and reduced fertilization costs.

The HOA walked the path, the surrounding common areas and looked at the pond and detention area as well. The following action items were agreed upon:

1. The west Sheldon berm should be cut, if not every week, at least every other week.
2. The grass triangle area behind lot #78 at the end of Aspen Valley should be mowed even with mowing of the surrounding ornamental trees.
3. Weed killer needs to be applied.
4. The mowing around the detention culvert and the pond seems to be fine. We noted a reduced number of geese and a greatly reduced amount of goose droppings along the path which may be due to leaving the grass longer by the pond. The pond itself seemed scummy. Julie will talk with *All about Ponds* for their thoughts. Down the road, we may need to consider purchasing an aerator for the pond.
5. Due to lack of interest, the island beautification nursery credit will be applied towards the walking path entrance (possibly to further hide the sprinkler box but without restricting access to the box). Cindy will notify Cathy Webb (only court person who volunteered) of our intent but encourage her and her neighbors to still do her island. The credit is good until December 2006. *Whoever gets free time and wants to tackle this project, let me know and I'll give you the credit documentation.*

There was a discussion of just how much cutting to the bike path ornamental trees is necessary in light of our limited budget. Lance agreed to talk with Perfect Properties to address these issues. It was also noted that the sprinkler system should be on by Monday.

In the week since this emergency meeting, Paul contracted with Midwest Landscaping for the common area maintenance. The contract is for three years, with mowing locked in at \$270/week, through 2008. Midwest will start the landscape maintenance the week of 6/26. Their current bid includes cutting around the ornamental trees along the bike path, the ornamental trees down the slope around lot 78, and the Sheldon Road berm. Additionally, they will continue mowing along the bike path down to where it T's off.

Additionally, lot #73 (Sebastian) voiced concerns about a sprinkler zone that was messed up by Pulte. Paul arranged to meet with the homeowner to discuss the issue and scheduled a meeting with Midwest on Thursday to get an estimate on of the cost to fix this zone. He hopes to pass the cost along to Pulte. Paul also contacted Brian Newcomb of Pulte to get a map of the sprinkler zones. Brian said he would put Paul in contact with a contractor who can help map out the sites. Paul will also look into pricing a rain sensor for the sprinkler system.

**Next meeting – Monday, July 26
7:30 @ Caribou Coffee**