



Woodlands South Homeowners Meeting Minutes

Meeting Held:
Tuesday, August 22, 2006
7:30pm @ Julie Gutzmann's House

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

Absent:
Paul Frederick – President

Common Area Maintenance

- Midwest Landscape
 - Contract Execution
 - Fuel Surcharge
 - Service level
 - Sprinkler map and issues review (set appropriately, new zone requirements)
 - Snow removal plan (to salt or not to salt)

Julie and Paul have the new 3-year contract that needs to be signed. Prior to signing, they want to confirm that Midwest cannot tack on additional fuel surcharges to future bills. HOA members in attendance agree that Midwest's service level is good. We now have a sprinkler map. Mike had dialed the zone watering times down from Midwest's original settings but Lance feels that with fall approaching, we should consider scaling back even further. Mike says sprinkler zone 1 is still sticking and may require a new (not re-built) valve. He will contact Midwest to have this addressed. He will also have them fix the missing sprinkler zones/heads by lot #73 and ask them to bill Pulte direct. Mike will also get information on their salt application service.

- General Upkeep
 - Weeds and bark replacement

Members feel HOA could pay for mulching the cul-de-sacs next spring but not the trees in the common areas. Mulching boulevard trees is the homeowners responsibility. In lieu of the annual spring clean-up, will consider scheduling a "Common Area Weed and Preen Day" in the early part of summer.

- Storm Damage
 - Insurance coverage
 - Maintenance requirements

We have no insurance coverage for storm damage. As far as maintenance issues, Cindy and Norman took care of the felled tree along the walking path. Julie has a

tree that is partially down in the woods abutting her property that may pose a hazard to children. She will take care of this issue.

- Pond
 - Contract terms and vendor payment
 - Need for aerator?

Thus far, no bills received from “All About Ponds”. Cindy contacted them last week regarding scummy condition of the pond. They are supposed to be out to treat the pond on Wednesday or Thursday, August 24 or 25. She also called a requested a quote for a pond aerator and associated maintenance costs. The office is in the end-of-season mode so there is only an answering machine which they say is being checked daily.

- Island Beautification Project

Thus far, two of the six islands have been “beautified”.

Open Issues

- Homeowner complaint process and notification policy
 - Method of receipt, response and follow up to complaints
 - Assessment of compliance with Bylaws
 - Notification methods for violation of Bylaws
 - Lot #73 complaints—Sebastian

Julie to work on designing a complaint and HOA complaint follow-up form. Cindy gave her some examples she pulled of the internet. Julie feels that we should perform an “assessment of compliance to the bylaws” for the entire sub. She feels that it would not be fair to send out violation letters to only homeowners that we receive a complaint about, without citing everyone who is non-compliant.

- Completion of Common Area Landscaping by Pulte
 - Next steps to encourage completion

Cindy emailed Brian Newcomb and Nicole Gray of Pulte on 8/24 requesting an update on the status of the landscape punchlist.

- ARC (Architectural Review Committee)
 - Review of proposal
 - Role in common area planning?

In preparation for next HOA meeting, please go through the bylaws that Cathy Webb edited and add your own changes or comments. Let’s be prepared to discuss and hopefully start making formal changes so that a final document might be ready for homeowner approval by the end of the year. We need this document in place to give us “teeth” when we address a complaint or cite a violation.

New Issues

- Fall Newsletter

Cindy will put together a fall issue after Julie completes her financial analysis and calculates the new homeowner assessment fee. Items thus far slated for the newsletter include:

1. Weed and Preen Day
2. Cul-de-sac mulching (Boulevard tree mulching is homeowner’s responsibility)
3. Notification of increased assessment fee
4. A survey to gage homeowner’s thoughts on special assessment for new mailboxes (include cost w/installation and pictures)
5. Request for teens willing to do sub chores (weeding, etc.) for money

I'll be happy to include any additional items you can think of. As far as the chores for money, besides weeding, what would this include?

- Mailboxes and street sign proposal
Await homeowner survey results to see if this is worth pursuing.
- CD renewal 8/23
Julie to let CD roll over.
- Projection of annual operating costs, "capital" expenditures, and FY07 assessments
In progress - Julie
- Tax Reporting Requirements
In progress - Julie

Next meeting – Wednesday, September 27 at 7:30

Alternative Date – Sometime during the first week of October

***Let me know your schedule
so that we can choose a date that fits most schedules.***