



Woodlands South Homeowners Meeting Minutes

Meeting Held:
Wednesday, October 4, 2006
7:30pm @ Caribou Coffee

In Attendance:
Paul Frederick – President
Lance Giannola – Vice President
Cindy Harbin – Secretary

Absent:
Mike Romanowski – Vice President
Julie Gutzmann – Treasurer

Common Area Maintenance

- Midwest Landscape
 - Has contract been executed? (Julie)
 - Need to define targeted salt plan
 - Sprinkler winterization completed
 - What is the status of Lot 73 sprinkler issue? (Mike)
- General Upkeep
 - Island Mulch Quote (Midwest/Paul)
 - In fairness to non-court residents, do we consider mulch for any or some of the common area trees?
- Pond
 - Contract terms and vendor payment status (Julie)
 - Are we satisfied with service from All About Ponds?
 - Aerator Quote (Midwest/Paul)

Open Issues

- Homeowner complaint process and notification policy
 - Paul suggested consideration of hiring an independent, non-biased party (landscaper) to assess compliance with bylaws
 - HOA would have to come up with bylaws (weeding, edging, weed whacking, snow removal, etc) for assessor to use
- Completion of Common Area Landscaping by Pulte
 - Pulte is completing landscape punchlist from township in order to get their site plan bond released to them
- ARC (Architectural Review Committee)
 - Cindy to try writing first draft using Cathy Webb's draft as a guideline

New Issues

- Fall Newsletter
 - **Cindy** plans to have it out to homeowners by end of October.
- Mailboxes and street sign proposal
 - **Paul** to break down costs (mailbox/mailbox with newspaper slot/mailbox, newspaper slot and street signs)
 - Think about if or how to pass on the special assessment cost to a new homeowner if the house is sold within a year
- Projection of annual operating costs, “capital” expenditures and FY07 assessments (**Julie**)
 - HOA members at meeting propose maximum assessment amount of **\$340.00**
- Website (**Mike**)
 - Update Newsletters
 - Add meeting minutes
 - Remove ARC members from Board page
 - Add assessment increase once it is finalized
- 2007 Assessment
 - **Cindy** will draft the homeowner assessment invoice letter
 - Need to update directory with new homeowner names

Next Meeting – ?????

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