



Woodlands South Homeowners Meeting MINUTES

Thurs , Oct 18, 2007
7:30pm @ Caribou Coffee

Member in Attendance: Julie Gutzmann, Paul Fredrick, Steve Hamilton, Duane Redick

- **HOA Assessment Status** - Julie to make contact Lot 27 owner.

2007 Improvement Goals / Common Area Maint.

- Duane to follow up with Woodlands North / Aqua Weed Control for pond treatment cost estimate for budget. No treatment required till spring.
- Pulte Landscape Signoff - Pulte)

October Events

- Last Lawn Cut Scheduled? – MIDWEST TO HANDLE ; Might Have to do an extra cut due to expended warm weather.
- Sprinkler Winterization by end of Oct. – ALREADY DONE
- Winter Plowing Contract in Place? Add Sidewalk on Aspen Valley/Walnut Ridge Ct. – Paul Notified Midwest of area in question ; waiting for cost info. Back from Midwest.
- Review 2007 Budget / Develop 2008 Budget - NEXT MTG ; BUT WE ARE IN GOOD SHAPE ; NO DUES INCREASE NECESSARY.

Fall Newsletter

- Review Newsletter - PAUL TO SEND OUT (Great Job Paul)

Open Issues / Complaints / Info

- Proposed Lawn / property Maint. by 3 homeowners Lots 6, 8, 9. - Homeowners from Lots 6 & 8 attended mtg to request the ability to have Pulte reseed the grass buffer zone between Lots 6,8,&9 and the tree line with a different grass blend so they could better maintain the area, less weeds etc. Pulte is requesting a letter from the Homeowners Association granting approval to proceed. The Board requested that the Homeowners provide written approval from those homeowners, adjacent to the affected area, specifically lots 5,7,&11.
- **Coyote in Neighborhood** - NOTICE INCLUDED IN NEWSLETTER
- Lot 77 weed - Registered Letter – Now Looks Great - Thanks To ALL Involved
- Outsource the Board? Compensate the Board to generate more interest/dedication? – Agreed that outsourcing the Board is not a logical / cost effective solution, Individual compensation will considered in future.

- **Next Mtg. NOV 28**