

Woodlands Homeowners' Association

Board Meeting

June 11, 2017

Attendees: Jeff Kempson, Wanda Kenney, Jim Copsey, Melinda Nash, Mike Pipke, Ross Sexter, Amanda Tutino, Dave Fellabaum, Tim McCullough, Dawn Deady, and Scott and Ann Sweet.

Tim opened the meeting at 7:35 p.m.

Tim noted emails are received from neighbors about general state of properties. Trash is being put out early and not in bins, boats and trailers are parked in front of homes, lawns aren't being mowed, etc. He asked what position and action should the board take? **Action: Jim will contact someone at the city to determine what standards are used for neighborhoods. Jim will also contact the Dept of Community Services who is attempting to determine neighborhood by-laws. Action:** Tim and Jim will call homeowner who wrote a letter to the board about related issues and requested an update to by-laws.

Pool: Ross Sexter reported the pool was opened and possibly too many guards were hired. Have passed all Board of Health tests on large pool. Baby pool has not been opened yet but should be ready soon. Engaged a company to create a plan to turn baby pool into splash pad with budget of \$30,000. New reel and reel cover for lane lines installed. Clubhouse Manager should review payroll and turn it into Treasurer. Leak was found in baby pool and will be replacing the part of the supply line that is cracked. Currently plugged and water supply is rerouted until it is fixed. Speakers replaced on pool deck.

Membership: Linda Withrow said most directories have been delivered to homeowners. A page that was not printed will be sent to homeowners to insert into directory.

Vice President: Jim Copsey said we have accounts on Facebook and Twitter. Working with Kent Withrow on creating new website. Jim will email the information to board members and then send out an email blast.

Activities: Amanda and Wanda reported the garage sale received negative feedback. Neighbors wanted to add Thursday to sale. Was well promoted in Current, Indy Star, and Facebook. Will be asking people to help next year with putting out signs and promoting garage sale. Linda explained there is a process for placing signs on rails at intersections. **Action: Jim will inquire when asking about other issues.** July Parade will be on July 1 at 11:00. Picnic would be at 12:00.

Clubhouse: Mike Pipke said parking lights are fixed. Will buy fans with lights from Lowe's and install himself. Doors should be in June 13 and installed on 14. Gutters were cleaned. Roofers provide maintenance program for roof but will discuss later. **Motion to approve \$1500 to repair first floor bathrooms and second floor bathroom vents. Approved. Motion to repair or replace fascia on side of clubhouse. Approved.**

Treasurer: Dave Fellabaum met with Tim Muusholt, CPA with CPAWerks to look over finances. A positive report was prepared and distributed to board members. Dave requested receipts from board members the weekend prior to monthly meeting. Prefers the receipts be scanned and emailed. Email provides record of expense. Paid tax bill. Next month should review CPA's report. \$219,000 approximately in all accounts.

Grounds: Jeff Kempson reported on a good work day on spillway. Stumps were removed in the dam area and at back of pool. Thinks about half of railroad ties in parking lot should be replaced. Discussion on if ties are needed. Ties keep people from parking on grass. Idea was to look at replacing ties with concrete parking barriers. Gaps are needed to allow water to recede. Jeff will seek estimates on concrete ideas. Jeff obtained quotes to restripe parking lot. He will also ask the restripe companies if they have options to replace railroad ties. Board asked Jeff to further inquire. Discussion focused on how to secure boats near dam. Also the need to replace riprap near top of dam. Priority to replace riprap in order to comply with DNR. Suggested to ask same company about posts to secure boats. **Motion to approve scope up to \$7500 for riprap and anchors for boats. Approved.**

Tennis: Melinda Nash said tennis lessons have great participation. Second session is filling up. Will buy new chairs and table for courts.

Clubhouse Managers: Scott and Ann Sweet said there were many rentals in May and June. Questions can be directed to Mike Pipke if Sweets are out of town.

Meeting adjourned at 9:25 pm.