

Woodlands Homeowners' Association Annual Meeting
Woodlands Clubhouse
March 9, 2020

Welcome and Call To Order

President Ross Sexter opened the meeting at 7:30 p.m. and welcomed all in attendance. Encouraged neighbors to volunteer for the board. Introduced and thanked current board members. Board has been working on processes and procedures to carry neighborhood into the future: engaged legal counsel, finalized dam report, and improvements were made on the dam and nearby. Future projects include further compliance with the dam report, remodeling the clubhouse, and reviewing and updating legal documents. Volunteers will be needed for these future projects as well as to continue with committees such as the social committee.

Clubhouse

Mike Pipke reported that he will put together a maintenance list so that future clubhouse managers can continue with scheduled maintenance. A question was asked about money spent on clubhouse this year. Pipke responded small items were repaired or replaced such as smoke alarms and baby changing tables.

Secretary

Dawn Deady noted the monthly board meeting minutes and the newsletters are on the Woodlands website. She also thanked Jim Bauerle and his family for coordinating volunteers to distribute the summer and fall editions of the newsletter to people who do not receive them electronically.

Pool

Andy Nist noted a successful run of the 2nd triathlon this past September. Closing the pool at the same time as holding the end of summer picnic is helpful. Activities directors helpful in coordinating pool closing volunteers and picnic. This past season included installation of new garage door, no pump burn outs, new guard compensation structure to attract and retain guards, a formal weather closure procedure, an enlarged door area between pump room and basement to maneuver large pool items in and out of storage, and the 20 year old pool heater was replaced in the spring. He reported there were three floods in pump room due to rain events and a pipe burst. Ground faults were added to pump room to protect people during floods. Future projects include adding chaise lounges, looking into implementing badge access system, and planting perennials this summer. Will ask for volunteers to come help plant. Luke Donovan will be head guard.

Grounds

Jim Copsy reported storms last spring required large portion of grounds' budget to be used on down trees. Algae was a problem in the lake, however it was determined payments were not being made so treatments were not occurring when transition was going on between old and new grounds director. Requested notification from lake treatment provider when lake is treated so can alert neighbors. Dam report was finalized and is on the website. Boy Scout troop cleared brush and trees according to dam

report recommendations. Also removed boats. Looking into boat storage somewhere nearby as well as a walkway to the spillway. Next year need to increase riprap on spillway. More dead trees need to be removed. Pine trees near tennis court also need to be removed due to damage they are causing to the courts. Q: Is it possible to use the Woodlands Springs access road while we work on a way to get boats to our lake? A: No, but we have an area that can be used to get to the lake. Mike will show homeowner where to drive boat to lake. Q: What protocol should be used to ask for something to be taken care of such as a tree down after a storm? A: Contact director in charge or president.

Activities

Audrey Strong thanked all who have supported and attended events. Coming up on busy season for events which is April – December. Social Committee meets 2nd Monday of every month at 6:30. Talking about adding food trucks to some events and possibly an outdoor movie. Easter event on March 28.

Membership

Linda Withrow noted that if you don't currently receive emails through Mailchimp from the WHA, she will bring information to each WHA social event to sign up for the emails. Advertisers help pay for directories and she encouraged patronization of these businesses. Noted neighbor-to-neighbor-services listed in the directory for help if needed. Currently, 420 Class A members and 30 Class C members. Explained new members receive a directory, tour of the clubhouse and explanation of all amenities available to them. Looking for someone to fill her position and would train them this year to take role next year.

Tennis

Judy Rouhselang reported for Melinda Nash. Two sessions of lessons last summer. Instructors from Carmel High School want to return to teach 2020 summer lessons. Five adults signed up for adult lessons last season. Courts still in good shape. This past fall Leslie Coatings filled cracks in courts at no cost to WHA.

Ross Sexter introduced clubhouse managers Scott and Ann Sweet.

Treasurer

Ross Sexter explained he assumed role of treasurer when Alisha Hiatt resigned. Worked with accountant on taxes and saved over \$10,000. Working on establishing more processes and procedures so that when new directors come on board the processes and procedures can keep work moving smoothly. All bills paid on time. Payroll issues were worked out. Expenses under pool are mostly salaries. Note WHA is only pool in area that manages own pool and hires own guards which is a huge cost savings. Cash balance is \$244,051 of which \$161,000 is dues. \$196,000 is anticipated dues revenue. Still have 44 assessments outstanding. Try to keep about \$100,000 in reserve but needed to dip into it last year. Made the decision not to raise dues by full 5% for 2020 while still trying to keep reserve for large unexpected expenses. Plan to pay off loan this August. Currently budget shows \$30,000 over anticipated revenue but several projects listed that would cost more than \$30,000. Counsel provided estimate of cost of rewrite of covenants and restrictions. Q: what is necessary to change in legal

documents? Would cost a lot. A: Current documents written in 1972. Indiana law has changed since then; our documents are not consistent with Indiana law in some instances. Would like to bring them up to date. 50% of homeowners would likely be needed to ratify changes. The process takes one to three years. Would need homeowners to join committees to work on the changes. Q: Are we a nonprofit for taxes? A: No, we are incorporated in Indiana as an Indiana not-for-profit corporation. We do not have Federal non-profit tax exempt status. The association qualified as a homeowners' association which is a year to year election for tax purposes as long as we meet the requirements and we met the requirements for 2018-2019 tax year.

Vice President

Judy Rouhselang noted effort to modernize the board. Looking for new members on the board. Introduced slate of candidates: Judy Rousehlang, president; Paul Jansen, vice pres; Beth Schiffli, secretary; Andy Nist, pool; Christy and Ritch Mora, tennis; Alisha Pankiw, co-activities. Unanimous vote in favor of slate. Not in favor of new slate: 0. Slate approved. Judy noted that the clubhouse mailbox was vandalized and Larry Rich and Tom Matherson made the necessary repairs.

Homeowner thanked board for created community board at tennis court and providing notice of lake treatment. Q: Asked if bridge will be repaired. A: Bridge will be repaired before Easter egg hunt and then will have to determine if it should be replaced.

Page 70 of new directory is an online crime watch. Jennifer McNair will send slide show to be emailed and put on website. The information includes safe activities that families can go to as well as learn about incidents in neighborhood. She said Fire Dept does well checks on neighbors if someone is concerned that they haven't seen their neighbor.

Draw for free dues: Alisha Pankiw.

Meeting adjourned at 8:40 pm.