

Woodlands Homeowners' Association

Board Meeting

July 11, 2016

Attendees: Andy Nist, Melinda Nash, Dawn Deady, Jeff Kempson, Pat Luzzadar, Linda Withrow, Amanda Tutino, Michele Kirby, Tim McCullough Guest: Mike

Andy opened the meeting at 7:34 p.m. The directors provided updates on current projects and the list of action items from previous meetings was reviewed.

Tennis

The tennis courts should be completed this week. The court color is Australian Open True Blue. Pickle ball lines will be on one court with muted blue lines. Pushed second session tennis lessons back to ensure courts will be complete. Possible that another session of lessons will be added to accommodate the change in schedule. **Action: Melinda will provide information to Dawn to send postcard regarding tennis lessons and other fall activities.**

Grounds

Melinda marked the two trees to be removed near tennis courts. Perfect Trees and Providence will provide a bid for removing trees and trimming other trees. Melinda suggested tree trimming be on an annual maintenance schedule to eliminate needles and sap on new surface of tennis courts. Contractor who resurfaced courts strongly suggested trimming trees along Lakeview and near entrance gate to court.

The **No Parking** signs were placed in drive.

List of boats and owners is prepared. **Action: Jeff will provide timeline for work to be done and send out email to request help for boat organization after Labor Day.** Give unclaimed boats to people who help, through a lottery if necessary or keep for neighborhood use. Obtaining bids to provide grassy area and bench. Perhaps build a canoe rack to hold unclaimed boats for neighborhood use. Linda will ask Dave about liability if neighbors use boats. Discussed clearing other side of dam as well.

WHA still holds retainage for work on dam as work not complete. Midwest Mole employee who was suppose to follow up left the company. Burke Engineering waiting on DNR review. **Action: Jeff will contact engineering firm to find out what DNR is requiring. Action: Andy will follow up with city about survey.**

Activities

July 4 parade went really well. Data in binders for regular activities need to be updated. Next event is End of Summer Bash on August 27. Will need volunteers. Wine and canvas activity filled on July 14. Interest expressed in Euchre clubs at the clubhouse. Bridge group contacts will be shared for future reference. **Action: Amanda will determine if someone interested in Euchre would coordinate a group to meet at the clubhouse.**

Membership

Linda sent membership forms to new homeowners. Explained that if a new homeowner comes to pool, guards should know dues are paid during closing process and will ensure guards know this at the beginning of next year. Nine homeowners still owe: three making payments, two owe for this year, and four are repeat offenders. Receiving many inquiries from class C members about joining pool. She will try to determine where class C members' properties are

located on a map and post to the website. **Action: Linda will send the updated list of C members to the Sweets to reference for rentals.**

Finance

Andy provided a summary of the budget data Dave provided via email. Financially all looks good. Forecast on target.

Pool

A broken pipe fitting in basement required pool to be closed two days while being repaired because water not able to be circulated. Extra chlorine adapter replaced at same time. Pump needs to be repaired. Backwash pipe in yard will be repaired as soon as possible. Break in pipe under concrete will be repaired in fall. Pool should be closed the weekend after Labor Day. Board approved Boy Scout Troop to use pool to complete swim test. Melinda will email Ross and Maddie to determine details. Sweets have been in contact with Garden Club. Board discussing allowing early morning swimming to adults. A sign needs to be posted that no life guard is on duty to avoid liability.

Clubhouse Managers

Rentals going well. Petty cash continues to increase. Trying to get a cordless phone in the hallway to ensure 911 availability. **Action: Phone line will be moved from hallway to guard room.** Mailbox has been helpful. Guards doing a great job. Obtained bids to repair pipe in yard as well as work on mold in crawlspace. Need to continue to enforce policy that renters can't use pool deck or have food on deck. Guest can leave clubhouse, enter pool gate, and pay for guests. Guards should inform Maddie so Maddie can contact the Sweets or a director if there is an issue with a renter using pool from rental. **Action: Place sign on sliding doors that indicate no pool access.**

Clubhouse

Electrical box has been secured from inside and sealed around the outside providing a temporary fix. Need to correct drainage on ramp to basement. **Action: Work on support post in basement and work on sign on doors for renters.**

Adjourned 9:00 p.m.

After the meeting adjourned, several board members went to tennis courts to discuss trees to be removed and the pipe repair project in the yard. Three trees near tennis courts plus the dead tree near the bridge will be removed. Pines trees remaining along southwest side of courts and the pine tree on the north side behind the practice board of courts will be trimmed. Tim and Andy will pursue repairs of the pipe in the yard.