

Woodlands Homeowners' Association

Board Meeting

August 8, 2016

Attendees: Andy Nist, Melinda Nash, Ross Sexter, Dave Fellabaum, Dawn Deady, Jeff Kempson, Pat Luzzadar, Tim McCullough, Scott and Ann Sweet. Guest: Laura Berhle

Andy opened the meeting at 7:30 p.m. The directors provided updates on current projects and the list of action items from previous meetings was reviewed.

Laura Berhle, Woodlands Swim Team Mom, spoke about the swim season. It was an outstanding season. Parent participation was great. Clubhouse Managers were helpful. Coaches showed interest and engaged in kids more this year than in the past. Coaches were Maddie Cottrell, Jessica Deady, George Cottrell, Riley Deam, and Bill Nash. Night practices allowed parents to see practices. Coaches created buddy groups that allowed different ages to connect. First "swim-in" movie night showed Finding Nemo. Second movie night was even more popular. Next year would like to integrate more technology into registration. Could be helpful with the concession stand as well if the square allowed credit cards to be use. Need new tarps for floor of clubhouse for concession stand. Allowing a relative of a member to swim on the team was a success. Would like to continue discussion on opening swim team to relatives. Initial discussion on this matter by board allowed relatives of members to join swim team if numbers supported it year by year. The summer of 2018 will be Woodlands turn to host invitational.

Tennis

Courts are complete. Red surface with blue courts. Lessons extremely successful. Looking for fall instructors.

Grounds

Christopher Burke sent a quote for hydrologic and hydraulic analysis not to exceed \$12,000 as what they are recommending to bring the WHA dam in compliance with state regulations. This recommendation was sent to DNR. Still have not received response from DNR. **Action: Jeff will contact DNR to determine what WHA status is regarding an inspection and who might do it. Tim will look into a quote to survey property at dam.** SEA sent a quote for survey for \$1600 on April 22, 2016.

Trees were removed and some pruned near tennis courts. A few more trees will need maintenance along creek. Large tree near clubhouse will need maintenance as well. **Action: Jeff will get quotes for the work.** Ponds Rx have done well with removing algae in the lake. A boat access plan includes sorting boats, evaluating condition of unclaimed boats, identifying boats that are owned, removing boats in poor condition, and determining where boats should be stored. Jeff suggested leveling out access path area and seeding. In addition, signage could be posted where access path is located. October would be a good time to work on this.

Hamilton County not spraying for mosquitos this year. Board discussed mosquito control but decided not to pursue at this time.

Activities

Next event is End of Summer Bash on August 27. Will need volunteers. Considering adding a triathlon on morning of end of summer bash.

Finance

Finances in good standing.

Pool

Maddie Cottrell will not be returning next year. Would like to offer Maddie a thank you gift. Guard dinner went well. Many improvements over last year. Jessica Deady offered job for next year. George Cottrell will be assistant head guard. New straps for backboard have been ordered. Piping for pump burned up. Diving board needs to be resurfaced when pool closes. Chair inventory will be done so chairs can be replaced a few at a time. Pool will close on September 11 at 2:00 p.m. A bearing seized on pump and will be worked on. Currently pump isn't running but should be in the rotation. Baby pool skimmer wall is deteriorating. Water getting behind the concrete and getting trapped between pool wall concrete and deck concrete. Skimmer is being affected. **Action: Tim will look for quotes to consider for next year budget.** Baby pool was closed by board of health due to unbalanced chemicals. An additional valve is needed on brominator.

Clubhouse Managers

There were 8 rentals in July. Guard dinner went well. Received good feedback about guards. AC units were serviced. Met with Hamilton County Garden Club who provided ideas on what we could do to improve grounds. Moisture downstairs – have suggested keeping door closed to pump room. **Action: Pat put automatic closer on the door.**

Still working on trying to get a cordless phone in the hallway to ensure 911 availability. **Action: Phone line will be moved from hallway to guard room.**

Clubhouse

Doors from guard room to pool are not working well. Pat will look into new doors. Mesh was placed over drain at bottom of exterior ramp by pump room. Signs on glass doors and restrooms put up to keep renters off deck. Would like to get 4 foot light in womens restroom. Will fix support post in pump room. Two holes in pipe under deck – one near clubhouse and one in yard. Will need to cut the concrete. Use same contractor that fixed concrete near diving board last year.

Adjourned 9:10 p.m.