

March 9, 2026

## Board Member Attendance

<b>President</b>	Mike Simmons	P	<b>Activities</b>	John Buckingham & Sherri Zimmer	A/P
<b>Vice President</b>	Jason Minor	P	<b>Grounds</b>	Neil Metzger	P
<b>Treasurer</b>	David O'Halloran	P	<b>Membership</b>	Gina Mencias	P
<b>Secretary</b>	Sara Cummins	P	<b>Pool</b>	Nick Oreshan	P
<b>Clubhouse</b>	Jeff Bugher	A	<b>Tennis</b>	Catherine Taylor	P

**Approximately seventy-five (75) households were represented at the meeting. As the governing documents require a minimum of thirty-five (35) households to establish a quorum, a quorum was duly achieved.**

## President's Introduction

Michael Simmons (President) called the Annual Meeting to order and provided introductions. He invited members to ask questions about the previously discovered embezzlement.

- A homeowner asked whether additional costs were incurred by the Association.
  - Michael clarified that legal fees were reimbursed; however, CPA auditing fees were not reimbursed.

## City Engagement and Infrastructure Update

Michael summarized the recent town hall meeting with Adam Assen.

- A homeowner inquired about the construction timeline for the proposed roundabout.
  - It was confirmed that construction is anticipated in **2027**.
- Michael shared that the Board is seeking interested community members to form a committee to communicate with the City on behalf of The Woodlands formally.
- Michael noted that an issue related to access to Association amenities, stemming from prior conduct concerns, is currently under review by legal counsel.

## Treasurer

The Treasurer (David O'Halloran) reported:

- The Membership team does an excellent job collecting annual dues and turnover fees.
- The Association is **operating with a surplus**, bringing in more than it spends annually.
- All approved the budget in Table 2 of the households present, with one dissenting vote.

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## Membership

The Membership Board Member (Gina Mecias) provided a membership and market update:

- The **average home sale price** is **\$517,000**, with homes selling at **101% of the asking price**.
- **392 homes** have paid annual dues to date.
- Dues invoices were distributed:
  - By email in January
  - By paper mail in February
- A **\$75 late fee** will apply to payments received after **March 31**.
- A new City ordinance limits non-owner-occupied properties to **no more than 10%** of the neighborhood; The Woodlands is currently at **3.6%**.

## Pool

The Pool Director (Nick Oreshan) provided the following updates:

- Pool rules are being revised; the previous revision empowered lifeguards to enforce rules.
- The **swim team** will operate this year, but is **not funded by the HOA**.
- Lifeguards will offer **swim lessons**, with registration managed via SignUpGenius.
- The **baby pool is failing**.
- The **pool deck** has cracked in multiple areas and is sinking in some locations.
- If the pool deck is updated:
  - When the pool deck is eventually repaired in the long-term future, the diving board must be removed due to code compliance
  - The baby pool will require a fence per code
- Last year, the pool surface experienced **delamination**, causing minor injuries.
- The pool will be **replastered** this year:
  - A full renovation (tile removal, etc.) would cost approximately **\$200,000**
  - A **100% chip-out and replaster**, preserving lane tiles, will be completed for **\$66,000**
- A homeowner asked whether the pool heater would be repaired.
  - Nick confirmed the heater was replaced the year before last, and there was an issue with the settings.
- Gate access was converted to **key fobs** last year; approximately **40% of homes** have not yet picked them up.
- A homeowner asked whether the community voted on pool rules.
  - Nick confirmed the rules were approved by the Board, which represents the neighborhood.
- Aquatic policy requires that **teenagers may not bring non-resident guests without an adult homeowner present**.
  - A homeowner asked whether IDs would be checked at the entry.
- Michael encouraged forming a **Pool Committee** to support the Pool Director.

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## Grounds

The Grounds Board Member (Neil Metzger) update included the following:

- The **dam** was rated “**conditionally poor.**”
- The [full inspection report](#) is available on The Woodlands website.
- Indiana has implemented a new code requiring an **Emergency Action Plan (EAP)**; the Association will prepare this to remain compliant.
- Trees around the dam were removed to improve safety.
- **Watercraft registration** will be implemented this year; the system is currently being set up.
- The same company will provide **lake treatment services** this year, following positive community feedback last year.

### Member questions:

- A homeowner asked whether the **\$10,000 expense** was for dam improvements.
  - Neil clarified that the cost is for the **Emergency Action Plan only**, not physical dam improvements. Dam repair work is still being bid.
- Another homeowner shared personal experience witnessing a dam failure elsewhere and supported the decision to proceed with the Emergency Action Plan.

## Tennis

The Tennis Director (Catherine Taylor) presented the tennis court update:

- She displayed a section of the court that has failed.
- She consulted with **10 companies** regarding repair options.
- All companies recommended a **full removal and replacement** of the court.
- The selected contractor is **Howard**, a long-standing company with a strong reputation.
- Fence replacement is required as part of the project; **K&K Fencing** has been hired.
- Total project cost is **\$144,000**, compared to **\$200,000** for a similar project in Woodland Springs.
- A homeowner questioned the usage of the court.
  - Another homeowner confirmed that **pickleball usage is very high** during the summer.
- The tennis court has **never been fully replaced** since its original installation over **50 years ago**.

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## Activities

- The Activities Board Member (Sherri Zimmer) gave an update.
  - Adult Singo event – reported as successful and well attended
  - Reminded the community of the upcoming Easter event and briefly spoke about Christmas activities

## Vice President

- Thanked Outgoing Board members for their service.
- Introduced the nominees on the ballot. Refer to [Table 1](#).
- Moved to approve the nominated Board members as presented.
- The motion was seconded by the President (Michael).
- **All members present approved** the new Board members by unanimous vote.

## Clubhouse

- Due to illness, the Clubhouse director (Jeff Bugher) was unable to attend in person. His update was not publicly shared due to time constraints. However, his update was shared electronically with the other board members, and those updates were as follows:
  - Routine maintenance continues for building systems and safety requirements, including HVAC servicing, roof maintenance, pest control, window maintenance, and fire extinguisher inspection and servicing.
  - Several repairs were completed, including replacement of garage door seals and the rail/chain unit, replacement of a furnace blower motor, repair of a burst water pipe in the basement with associated restoration, and replacement of a faulty kitchen faucet and under-sink shutoff valves.
  - Facility improvements included the installation of safety handrails, implementation of a surveillance system for the clubhouse and surrounding grounds, and upgrades to the ballroom ceiling light fixtures.
  - Looking ahead to 2026–2027, no major capital projects are planned at this time beyond routine maintenance.

## Secretary

- Gave a summary of publishing board meeting minutes and the Acorn Newsletter.

## Raffle Winner

62 Bayshore Court! Congratulations!

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Table 1: Proposed Incoming Board Members for 2026-2027

<b>Position</b>	<b>Name for Slate</b>	<b>Voting Results</b>
<b>Officers</b>		
President (1-Year Term)	Kathryn Kempson	Unanimously Approved
Vice President (1-Year Term)	Louis Somlai	Unanimously Approved
Secretary (2-Year Term)	Sarah Hubley	Unanimously Approved
<b>Director</b>		
Co-activities (2-Year Term)	John Buckingham	Unanimously Approved

Board **members returning** (positions not up for election) are as follows: David O'Halloran (**Treasurer**), Sherri Zimmer (**co-activities**), Jeff Bugher (**Clubhouse**), Gina Mencias (**Membership**), Neil Metzger (**Grounds**), Nick Oreshan (**Pool**), and Catherine Taylor (**Tennis**).

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Table 2: Proposed Budget for Fiscal Year 03/01/2026-02/28/2027

March 1, 2026 - February 28, 2027, Budget Forecast				
Last Fiscal Year 3/1/25 - 2/28/26			Forecast for New FY 3/1/26 - 2/28/27	
Forecast Income / Obligatory Sources	FY 2025 - 2026 budget (\$)	Actual (\$)	New FY Budget (\$)	Proposed Change from Last Year's Actual (\$)
Membership Fees (Class A and Class C)	210,740	209,712	220,990	10,250
Clubhouse Rentals	5,000	13,716	7,500	2,500
Transfer Fees	750	9,803	750	-
Tennis Lessons	1,500	-	1,500	-
Swimming Lessons	-	-	-	-
Pool Guest Fees	500	1,522	1,500	1,000
Interest Income	3,500	9,060	3,500	-
<b>Total Income</b>	<b>221,990</b>	<b>243,813</b>	<b>235,740</b>	<b>13,750</b>
Operating Expenses	FY 2025 - 2026 budget (\$)	Actual (\$)	New FY Budget (\$)	Proposed Change from Last Year's Actual (\$)
Activities	6,600	5,383	7,000	400
Administrative	30,008	35,132	29,000	(1,008)
Clubhouse (includes all utilities for all property)	45,000	32,649	41,913	(3,087)
Grounds (Landscaping, tree trimming, dam, and lake)	39,250	41,462	35,600	(3,650)
Pool, Tennis & Pickleball	90,300	84,208	87,000	(3,300)
To Capital Reserves for future expenses based on the Reserve Study	17,280	-	35,227	17,947
<b>Total Operating Expenses</b>	<b>228,438</b>	<b>198,834</b>	<b>235,740</b>	<b>13,750</b>
			-	
Capital Improvement Expenses		Proposed (\$)		
<b>* Capital Reserve Balance at 2/28/2026</b>		<b>256,150</b>		
Pool Resurfacing		(66,670)		
DAM Improvements		(10,000)		
Tennis Court and Fence Replacement		(144,923)		
<b>Balance</b>		<b>34,557</b>		