

Woodlands Homeowners Association

Board Meeting Minutes | October 12, 2026

Attendance

Position	Name	Status	Position	Name	Status
President	Kathryn Kempson	P	Activities	John Buckingham & Sherri Zimmer	A/P
Vice President	Nick Oreshan	P	Grounds	Neil Metzger	P
Treasurer	David O'Halloran	A	Membership	Gina Mencias	A
Secretary	Sara Cummins	A	Pool	Nick Oreshan	P
Clubhouse	Jeff Bugher	A	Tennis	Catherine Taylor	A
Board Member at Large	Larry Rich	P			

A quorum is obtained when at least six (6) directors are present. Five (5) directors participated; therefore, a quorum was **not** obtained.

Treasurer's Report

September 2026 ending bank balances were reported as follows:

Account	Balance
NBOI Checking	\$12,364.54
NBOI Money Market	\$68,137.32
Chase – Clubhouse	\$761.39
Total Cash	\$81,263.25
PNC – Swim Team	\$5,380.46

Electronic Voting / Community Communications

- Electronic votes were not ratified in this meeting since a quorum was not reached.

Vice President / Pool Update

- The pool season/update was reported as positive.
- Following an unexpected cancellation of the Association's insurance policy after a carrier risk review, a replacement policy was secured the week after the board meeting.

Activities Update

- The Chili Cook-Off was successful, although attendance was somewhat lower than anticipated.

Clubhouse

- Red Sail Roofing will begin repairs on the roof (~\$3,000), and the expenditure was approved in the September 2026 board meeting (update via email).

Culvert / Drainage Update

- The board is awaiting information regarding the required culvert size.
- An estimated labor cost of approximately \$5,000 to install the culvert was noted.
- Dirt or related site work may be coordinated through the county; this point requires confirmation.
- A pipe near the gate and potential flooding or drainage concerns were discussed. Nick will follow up, since children's toys were found in it, suggesting they likely came from the pool.

Tree Planting / Neighborhood Canopy Project Update

- The board reviewed the neighborhood tree map. The plan was adjusted near the tennis courts to move canopy trees farther back and provide additional space near the foundation.
- A donation was received as seed funding for the project. Approximately \$400 was used to reserve Indiana DNR sapling packets for spring planting, providing approximately 250 saplings representing 19 tree types.
- The number of saplings is expected to exceed the needs of the current planting plan. Potential uses for additional trees include an Arbor Day giveaway to neighbors or a possible Forest Dale planting project.
- The proposed next steps are to incorporate board feedback, share the updated plan with the neighborhood for feedback and volunteer interest, and then identify any additional individual tree needs and associated budget.
- Additional funding may be requested through the 2027 budget and/or neighborhood fundraising. A potential "purchase a tree" option for dedication or memorial purposes was also discussed.
- Additional trees and protective tree tubes may be purchased as needed. Tree tubes were estimated at approximately \$2 each.
- Volunteer planting days are planned for Spring 2027.

Items Requiring Follow-Up

Follow-Up Item	Owner	Status / Clarification Needed
Dues for 2027 should be voted on in the next board meeting	Gina (Membership)	Open
Neil (Grounds) to discuss with Tennis (Catherine) the required culvert size and installation approach near the tennis courts.	Neil (Grounds)	Open
Confirm the approximately \$5,000 labor estimate and whether dirt/site work will be provided by the county.	Grounds/Tennis	Open