

2009 Annual Woodlands Homeowner's Association Meeting

DATE: Tuesday, 3 February 2009
TIME: 7:00 PM
PLACE: LauCourt Event & Office Center

Called to order at 7:14 PM

- A) Discussed Agenda

- B) Street Lights: Woodhaven Drive continues to experience outages with lights at the corner of Woodhaven Dr. & Inwood Dr.
 - a. Developer is using better bulbs. Lights should last longer.
 - b. In a previous, outside discussion with Darren Sides (one of the developers), he verbally agreed to possibly adding streetlights on the North end of Bellewood Drive to help light up some of the darker areas. A few residents requested that the Board ask about adding more lights throughout the neighborhood because some areas were too dark.
 - c. Some of the light shades are melting due to contact with the bulbs for extended periods of time. At least 4 lights have been identified along Bellewood Dr. and Treemont Dr.

- C) Neighborhood Watch: Thank you to all of the residents that have shown interest and have helped develop our neighborhood watch.
 - a. Officially started November 2008.
 - b. Gary Holladay will send out a letter soon to all of the residents that signed up for the watch. The letter will contain info about what to look for, who to call, and a calendar for each resident to keep track of their dates to watch.
 - c. The board is looking for street captains on Maple Cove Dr. and Bellewood Dr. South.
 - d. Limestone County Sheriff's Department non-emergency phone number: 256-232-0111
 - e. Some residents expressed concern that they were not receiving emails about the Neighborhood Watch. They were asked to see Justin Scharber after the meeting to verify correct email addresses.

- D) 2009 Budget:
 - a. Approximate total funds needed for 2009: \$6063.00. Divided among current lot owners equals about \$58.00 per lot for 2009. The final budget will be sent to the residents via email. The budget is subject to change due to referendums currently in the works.
 - b. Residents expressed concerns about making sure the streets in our community were actually maintained by Limestone County. This was verified. Street repairs are the responsibility of Limestone County. But all curbs and sidewalks are the responsibility of the community. The Board will look into getting this in writing for future use.
 - c. The current budget allots money for maintaining 2 retention ponds that were supposedly deeded to the HOA. Several residents expressed concerns that the ponds should not be deeded to the HOA and requested that the Board investigate the matter further.

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E) HOA Dues Collection:

- a. Still have about 6 owners who have not paid 2007/08 dues. Will keep attempting to collect.
- b. Anticipate 2009 dues collections to start by the end of February 2009.
- c. There was a request by a resident to post notice of payment due on the HOA website.

F) Upcoming Referendums

- a. The board is recommending a referendum to make email the official form of communication. Currently the Board is required to use US Postal Service. It costs approximately \$91.00 each mailing. A ballot will be sent out very soon.
- b. A referendum to change covenant No. 11 regarding the number and type of pets was discussed in detail.
 - i. An official vote of the attending members was taken to decide if this referendum was worth further investigation and official writing. It passed with the following votes.
 1. Yes – 14
 2. No – 9
 3. Abstain – 1
- c. A referendum was proposed for lots 1-18. The referendum will require lots 1-18 to pay HOA dues less the amount required to operate the streetlights. This referendum will be put out for a vote in the coming weeks.

G) New Board Members and Elections:

- a. Alan Graves recently resigned. Justin Scharber's board seat is up for general election this year. He stated he no longer has the time to dedicate to being a productive board member and cannot seek re-election this year.
- b. Two seats total need to be filled. The Board is seeking interested individuals to help fill these seats. If interested, please contact the HOA Board as soon as possible.

Adjourned at 8:48 PM