

The Woodlands Homeowners Association

Special Meeting, 8 July 2008

The meeting was called to order shortly after 7:00 PM at the LauCourt Event & Office Center.

A) The new Board Members were introduced:

- 1) Gary Holladay, Justin Scharber & Rick Dawes were elected by previous board (Gray Winn, Darren Sides, and John Martin)
- 2) Rick Dawes felt he could not devote the proper time so he has recently stepped down
- 3) Anyone interested in serving on the Board should contact Gary or Justin.
 - The Board stated that they will try to make a decision by the end of the week if possible

B) Current tasks that are being addressed by the Board:

- 1) Converting HOA general info notifications from US Postal Service to Email
 - Thanks to everyone that responded positively
 - This saves the HOA a lot of money and the board lots of time
- 2) Street lights:
 - Now installed on all streets, but some need rewiring for Athens Utilities to hook up
 - One of the residents in our community is an electrician and is working with Darren Sides to complete this project
 - It will be at least a couple of weeks before there is anymore progress
 - Several people have asked about additional lights being added in certain areas, especially on the North end of Bellewood where they are spaced further apart than the rest of the neighborhood.
 - One resident requested that the Board post the progress of the lights on the Woodlands HOA website.
- 3) Maintenance for retaining ponds:
 - At least one of the ponds on Bellewood Drive is currently deeded to the HOA.
 - Several residents expressed concern about these ponds being deeded to the HOA. Residents were concerned about the liability and maintenance costs associated with owning the ponds.
 - The board informed the community that retaining ponds would be the responsibility of the HOA. Though the original intent of the builders was to deed the ponds to the homeowners directly adjacent to each pond, these residents requested that the ponds be deeded back to the builders and subsequently deeded as common property to the HOA.
 - Grading around pond is too rough for regular lawn service
 - Looking for bushhog service to cut grass/weeds
 - May need to get the area regraded, will work with developers on this
- 4) Agitation fountains for retaining ponds:
 - On the Board's task list to install agitation fountains in all retaining ponds
 - This is important because stagnant water is perfect breeding grounds for mosquitoes.
 - If anyone has knowledge or can recommend someone for installation quote please contact us
- 5) Septic system issues:
 - About a dozen homes have been involved with septic system issues
 - Most are toward the Southern ends of the Bellewood and Treemont cul-de-sacs
 - The builders are working directly with each homeowner

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- Several lots are resolved
 - Some lots are still in progress
 - At the request of several residents, the Board sent out emails to help coordinate and provide information
 - The last email requested a response to see if anyone wanted to meet together as group
 - No one responded to the last email – if anyone is interested in further coordination, please contact the Board
 - The Board is investigating when sewer can be brought to the neighborhood
- 6) Rain drainage issues:
- Darren Sides has regraded and sodded the area between Bellewood's and Treemont's backyards down to the retaining pond
 - If any other areas need attention for drainage, please contact the Board
 - Residents on Woodhaven informed the Board that there is another problem on the North end, between Bellewood Drive and Woodhaven Drive.
- 7) Yard trash pick up service:
- Current trash service does not pick up yard trash and large junk
 - The Board is investigating options to service the neighborhood
 - One resident suggested placing a large trash bin somewhere in the subdivision for use by the neighborhood but no one wanted the bin near their home.
- 8) Sidewalk uneven between lots 106 and 107 on Bellewood Drive (before 2 story house):
- Please be careful when you walk there
 - The builder was recently notified and said he would get his guys to fix it
- 9) Charter cable junction box in middle of sidewalk on Bellewood Drive:
- Please be careful when you walk there
 - Charter is aware of the problem and is supposed to move it
- 10) Woodlands HOA Website “www.thewoodlandshoa.org”
- Now up and running – a lot of info there for your use, please check it out
 - Seeking input for lawn service and baby sitting web pages
 - Please notify us if a house goes on- or off- the market so we can update the neighborhood plat
 - Email addresses are set up for the “Board” in general and Directors individually
 - Email the board@thewoodlandshoa.org if you have suggestions for content
- 11) Residents Contact Spreadsheet:
- Good participation so far
 - Plan to send out in the next couple of days; want to include a couple of new residents
 - Will only be sent to those that agreed to be in the spreadsheet; please verify your info once you receive a copy and let the Board know of any changes
- 12) Budget for 2009:
- The Board is working on the budget for 2009

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- We will keep the dues as low as possible but we now have some additional expenses that must be covered – HOA Insurance, common ground maintenance, website, P.O. Box, etc in addition to the streetlights
 - The Board has not received accurate enough electricity bills for the streetlights to determine a good estimate yet for 2009. We will be able to budget after all the lights are turned on and we receive a couple of accurate bills.
 - The HOA insurance costs for 2008 is \$1615.00. This is not expected to change much, if any at all.
 - The HOA insurance was discussed at length. HOA insurance covers the Subdivision's common areas (drainage ponds, entrance signs and light poles) against damages and liability. The insurance also covers the Board of Directors. The board explained how it is vital for the HOA to have insurance incase of an accident or damage to any of the common areas. If someone was to get hurt around or in one of the retaining ponds, that individual could sue the HOA and the residents of the community. Without insurance, this would not be covered.
 - The total cost of the insurance will be divided among all of the lot owners in the subdivision. This will be around \$14 per lot owner for 2009.

13) HOA Dues collection:

- Most have paid 2007/2008, but if you have not please see Justin
 - Justin stated that he still has 10 occupied lots that have not paid 2007/2008.
- 2009 Dues notices will go out later this year with the new budget

14) Restrictive Covenants Violations:

- First notice letters were recently sent out to residents for known violations of the Restrictive Covenants
- The Board has requested a personal meeting with each of these residents to attempt a friendly resolution
- Your support of the Board in this matter is greatly appreciated as we are working on your behalf to maintain the nice appearance of the neighborhood and property values
- The Restrictive Covenants have been posted on the website for everyone, please review them if you have not already
- Please remember that all exterior structures must be approved by the architectural committee in writing before construction starts

15) Neighborhood Watch:

- At the last meeting it was suggested that we consider starting a neighborhood watch program
- Several residents expressed interest
- The Board will schedule a committee meeting soon. Please contact the Board if you would like to participate.

16) Neighborhood Picnic:

- The Board asked if anyone was interested.
 - A lot of residents were interested. The residents requested it be held sometime in September or early October.
- If anyone is interested in coordinating the picnic, please contact the Board

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C) Upcoming referendum that HOA Members will be asked to vote on:

1) Potential purchase of a common area for the neighborhood

- This will be a ballot vote for every resident to participate in
- There is currently no common area big enough or accessible for the community to use
- The builders currently plan to fence in the retaining pond on Woodhaven (between lots 76 and 77), this will not help the looks of the neighborhood since the fence will have to be fairly close to the street
- The residents will be asked to consider purchasing one of these lots next to retaining pond
- Gray Winn and Darren Sides have agreed to sell either of these lots to the community for a discounted price
 - The current discounted price of either lot is \$24,000.00
 - Lot prep and sodding is expected to be no more than \$6,000.00
- The referendum would request the deed be given to the HOA with the stipulation that no clubhouse or pool be built upon it
- The Board is gathering quotes for lot prep, sodding, & grading around pond as well as maintenance fees
- Consider planting some trees and installing some park benches
- A common area would be good for community events and property values
- The purchase and prep costs (if approved) would be funded by a separate fee assessment on all lots (not a direct increase to the annual dues); however, it would require a small maintenance fee to be added to the annual dues.
 - An example of \$30,000.00 divided amongst all lots in the subdivision was used.
 - The purchase fee for each lot owner would be about \$250.00 – a one-time fee.
 - Yearly maintenance fees would be divided among all lot owners each year as a part of the HOA dues. This is expected to be about \$10 per lot.
 - There was discussion about the purchase of the lot. Some residents promoted the idea and some residents expressed concerns about the costs associated with the land.