

**WOODFIELD  
HOMEOWNERS' ASSOCIATION, INC  
2016 ANNUAL MEETING and TURNOVER MEETING**

The Woodfield HOA's 2016 annual meeting was held on November 28th, 2016 at 7:00pm at the Johnson County Library - White River Branch. The board was represented by Sean Sullivan of Fischer Development and homeowner Mike McManus. Don Piggush of Woodfield Partners, Doug Wagner of Woodfield Realty Holdings and homeowner Joe Breyer could not attend). Joey Harris represented Main Street Management. There were 83 lots in attendance (60 represented by developers, 23 total lots in attendance). 5 lots were represented by homeowner proxy as well as 41 lots (38 lots for Republic Development, 3 lots for Woodfield Partners, LLC) represented by developers proxy. With those in attendance and the proxies received, quorum was met.

**Call to Order:**

The meeting was called to order at 7 PM.

**2016/2017 Budget review:**

Joey Harris reviewed the 2016 budget and year to date expenses. Bed maintenance was over budget due to an additional project that was completed to remove the evergreens by the pool house to prevent them from doing further damage to the gutters and roof. Rose bushes were added. Tree replacement was over budget because of a few trees were removed or replaced due to disease. Pool facility maintenance was under budget due to a vendor not being able to complete a planned project. It is expected to be completed in 2017.

**How is the money allocated for landscaping in specific areas?** Main Street Management reaches out to multiple vendors for bids. The board makes the decision on who to contract based on the big picture price and the quality of the services from years past. The board chose Ski Landscape based on over all value and performance.

**Does the grounds maintenance vendor, Ski Landscape, have an option to use chemical lawn treatments that do not include neonicotinoids (insecticides related to diminishing bee populations)?** The main treatment that includes them is to treat grub control. Ski does not use this chemical at Woodfield.

The 2017 budget reviewed. The main portions that were discussed were the small increases in grounds maintenance, which is due to additional common area being added to the mowing and maintenance schedule. The other portion that was discussed at length was the increase in pond maintenance. Main Street Management and the board have received multiple complaints about the condition of the pond and the board decided that the traditional treatments were not working. MSM has reached out to multiple vendors to seek out alternative options. The best option that has chosen was to use a few alternative/additional treatments. The new vendor explained that it will not be an overnight change, but they will be experimenting with a few new options, including releasing carp to the ponds, and discovering what works best over a season or two. There were a few concerns from the floor about having carp in the ponds, due to their invasive

nature. MSM contacted Purdue Extension and the DNR for consulting on the environmental safety of the chemical treatments and wildlife concerns for introducing carp to the ponds. Though the services available are limited to the private sector, both agencies were willing to discuss the treatments that the HOA will be using. They confirmed that what is being planned is safe. The board plans on discussing the use of carp further before finalizing. If they decide to opt in, the carp that will be introduced to the ponds will be sterile, so they will not reproduce, which is standard for all carp that are used in Indiana.

The DNR wanted to encourage all homeowners to consider using phosphorous-free fertilizer. When the nutrients are washed into the storm drains, they eventually end up in the ponds and help to exacerbate the pond condition.

**Can the mowing crew be reminded to not send clippings into the ponds?** Most crews are good at knowing to not doing this, but because of a number of variables, it will occasionally happen. MSM routinely reminds the grounds crew to not do this and will continue to do so.

**Do fountains aid in preventing weed and algae growth?** There is some benefit to the movement of the water caused by fountains, but the cost of installing, maintaining and utilities does not exceed the benefit.

**What can be done to prevent geese around neighborhood?** There are a few options (chemical, visual deterrents), but the success has been limited with the MSM managed HOAs and Fischer Homes communities.

**What is the current balance in the capital reserve?** There is currently \$78,261.49 (11/29/2016) in the capital reserve. A percentage of the surplus from 2016 will be deposited at the beginning of 2017.

**Why is leaf removal not included in the contract?** Leaf removal is quoted by all vendors and is a small portion of the grounds maintenance contract.

### **Officers' Reports:**

Fischer has 25 vacant developed lots and one remaining section to be developed, which will contain an additional 35 lots. Its anticipated pave date is Fall of 2017.

Woodfield Partners currently owns three Woodfield Estates lots (located on Curry). They are expected to be sold to a builder in the near future.

Republic Development has 38 lots in development in sections 1, 4, 5, and 6.

### **Election:**

For this election, the Woodfield is electing three individuals to three year terms. The legal documents state that it is required to have two board members from the Trails, two from the Chateaux and one at-large (either Trails, Chateaux or Estates). There is currently one board

member from the Trails and one from the Chateaux. There was one individual from the Trails, John Weller, to turn in a candidate form and three individuals from the Chateaux, Luis Barajas, David Estridge, and Mike Rowda. The one member from the Trails was automatically added and those in attendance voted to elect two of the three individuals from the Chateaux. David Estridge and Mike Rowda were chosen to fill the two remaining spots on the board.

### **Open Discussion:**

One homeowner brought up a recent issue with a pending Architectural Standards Committee application that has taken a long time to be approved. The new board has decided to overhaul the ASC as one of their first matters of business in hopes of providing a quicker response time on all applications.

### **Streets are being damaged by the contractor replacing the sidewalk and the construction?**

MSM will do some inspections to find the areas that are in need of repairs and will report them to the city.

**What can be done about street parking?** The legal documents state that “On street parking is highly discouraged.” The HOA can not enforce towing because the streets are owned and maintained by the city, but it is integral to minimize the occurrence of street parking. It makes it difficult for school busses, snow plows, and emergency vehicle to maneuver the community and it is difficult for all cars to be able to clearly see all angles while driving. The HOA encourages homeowners to call the non-emergency police line if cars are disabled, have expired plates, or block the public right-of-way or mailboxes.

**One homeowner requested that the community be reminded of the leash laws in Greenwood.** Animal are to be controlled by means of a leash held by a competent person.

**Are the homes on Curry Road a part of the HOA?** They are a part of the HOA and they pay the same dues. There is an agreement to sell the 3 remaining lots.

**How many homes have been built in 2016?** There are currently 415 homes. At the beginning of 2016, there were about 381 homes completed.

**The motion sensor light at the pool seems to be on almost all day, even when it is sunny. Can we look into adding a timer?** The board will discuss having a timer added.

### **Adjournment:**

The meeting was adjourned at 8:24 PM.

### **Additional Notes:**

The HOA and MSM is developing a website that will make HOA Documents, schedules and other pertinent information readily available. The site will launch in early 2017. Stay tuned for updates.