

WOODFIELD
HOMEOWNERS' ASSOCIATION, INC
2017 ANNUAL MEETING

The Woodfield HOA's 2017 annual meeting was held on November 16th, 2017 at 7:00pm at The Rock Baptist Church. The board was represented by Mike McManus, Mike Rowda, Dave Estridge, and Heather Todd. Joe Breyer could not attend. Joey Harris represented Main Street Management. There were 30 total lots in attendance. 43 lots were represented by proxy. With those in attendance and the proxies received, quorum was met.

Call to Order:

The meeting was called to order at 7:00.

2017/2018 Budget review:

Joey Harris reviewed the budget. 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. Other Grounds Maintenance was over budget by several thousand dollars, due to some extra attention that was paid to the walking trails and the wooded area to the north of the amenities. In 2017, there were also a number of trees that were either removed or replaced.

How many total homes will be built in Woodfield when it is complete? There are approximately 525 total lots in the HOA. There are currently 460 homes completed or being built.

Why was the irrigation over budget? There was a good deal of maintenance this year. Mainly, there were sprinkler heads that were old and not operating properly. There were also quite a few that were damaged due to snow removal and mowers, which is typical but it was especially bad this year.

Can someone look into repair the pond bank erosion on the western edge of the HOA? MSM will inspect and work with the grounds crew to make the necessary repairs. There is a contracted pest removal company that catches muskrats. The contract may be expanded on to prevent further damage.

What is Bad Debt? Why is it higher this year? How many don't pay? What is the process? Bad debt is the "expense" of writing off the dues when they are sent to collections. In the past, the collections was handled by a firm that offered an uncommonly low rate for accounts sent to collections, but due to a death, the firm is no longer in business. The board has chosen a new collections attorney that is best for the current needs of the HOA.

Some of those bad debts are unrecoverable (foreclosure, bankruptcy, etc.). All other debts are pursued by the collections attorney. The process is aggressive, but fair. The percentage of

homes that are sent to collections is very low (about 3%) compared to comparable HOAs in the area.

Why is there a pool monitor? Though to many it might appear to be a waste of money, the amount of complaints that have come in since adding a pool monitor have been far less than before the monitor was added. The board has discussed switching to a lifeguard, which would have a completely different set of responsibilities. It will continue to be discussed and may change for the 2018 season.

Why is there a telephone at the pool? A 911 phone is required at all pools.

What is the status with the sidewalk replacement? Greenwood has shut the contracted concrete company down for at least the time being and probably for the winter. Greenwood also identified about 15 more lots in the Trails that need to be addressed. The sidewalk repairs will most likely not be completed until next spring.

Who is responsible for making sure that builders are held responsible for violations on lots being developed? The HOA/MSM works with the developers/builders, but has no enforcement responsibilities. On many occasions, MSM will communicate issues like trash removal, street access, etc. to the builders to have them resolved. The Community Development Services Department has a separate set of restrictions and expectations for builders. If you have anything to report, please contact MSM.

Officer's Reports:

Mike Rowda introduced himself and mentioned some of the boards issues that the new board has dealt with since it has become controlled by homeowners. The main issue is in 2017 was fence restrictions, the legal interpretation of the DCCRs, and approving variances. As a board of 5 individuals, the decisions of approving and denying are usually very simple, but in a few instances, the specifics of the Architectural Guidelines are more difficult to interpret than expected. The governing documents allow for the board to use their discretion to allow some variances.

Open Discussion:

There was a lengthy discussion about the board's ability to approve applications with variance requests. Specifically, the following verbiage from ARCHITECTURAL STANDARDS AND GUIDELINES:

“4. **Fences** – [...] Fencing shall not extend forward of a line parallel to the rear wall of the home. Fencing shall extend from the rear of the home back toward the rear property lines unless otherwise approved for special circumstances. Fencing may be installed in front of the back plane of the house to accommodate a garage service door. [...]”

There are several fences that have been approved of variances over the last decade, and the board has shifted their enforcement of certain stipulations to be stricter than the past. Overall, it makes the responsibilities of approving some applications more difficult, but they will

continue to make sure that restrictions are not violated and all applications will be approved by considering what is best for the community as a whole and out of fairness to all applicants, past, present and future.

Election of Board Members:

Two individuals, Mike McManus and Tony Moyers, submitted Board of Directors candidate forms. Both individuals introduced themselves and briefly described their motivations for being on the board. A vote by ballot was held for those in attendance. With the proxies submitted and votes by ballot, Tony Moyers was elected as a director.

Adjournment:

The meeting was adjourned at 8:34 PM.