

## **WOODFIELD HOMEOWNERS' ASSOCIATION, INC 2018 SUMMER MEETING**

On August 13, 2018, Woodfield HOA held a summer/semi-annual meeting at the Greenwood Christian Church. The primary purposes of the meeting were to give homeowners an additional opportunity to discuss current HOA issues, propose projects, and review the budget/finances. A secondary purpose was to have an opportunity for the board to meet with homeowners who were interested in filling the two vacancies on the Board of Directors. The board was represented by Mike Rowda and Dave Estridge. Joey Harris represented Main Street Management. There were 24 lots in attendance. Because the meeting was informal and no voting took place, quorum was not applicable.

### **Call to Order:**

The meeting was called to order at 6:30 PM.

### **Budget Discussion:**

Joey Harris briefly reviewed the budget and how it compared to the year-to-date expenses. At the point of the meeting, almost every category was on pace to be at or under budget, with a few minor exceptions.

The initial discussion surrounded around the ponds. The condition of the ponds had looked good for most of the year, but was starting to worsen. The main questions circled around the "big picture": What can be done to improve the look of the ponds.

**Can fountains be added? Would they help to prevent algae?** Fountains are a very expensive product. Adequate fountains in all of the ponds would add a significant number to the budget that would result in a dues increase. The impact that fountains have on algae growth is negligible, so it is best to look into alternatives. Grass carp have been stocked in five of the seven ponds, but there are restrictions that prevent them from being stocked in the other two (contact MSM if interested in additional details). The board/MSM has been working with the pond maintenance vendor to look into alternatives to carp for late summer of 2018 and future years.

Additionally, a few weeks before the meeting, MSM was informed by the pond maintenance company of some unique conditions that caused many ponds south of Indianapolis to have rampant algae growth. Above average rain caused many pond levels to rise and limited the effectiveness of treatments. Again, for additional details, contact MSM.

MSM routinely reminds all ground maintenance companies to blow grass clippings away from the ponds, which otherwise encourages algae growth.

### **Open Discussion:**

Many concerns about the sidewalks repairs were discussed. The two main points regarding the sidewalk replacement was the quality of the work and the future schedule. The city and the

developer are the two parties involved in the sidewalk replacement. MSM has had little information regarding the delays in completing the replacement. If there are concerns about the quality of the completed work, the city inspector would be able to assist you.

Geese control – The board is researching multiple options to repel and prevent geese, but it is also encouraged to look into residential geese repellent if you have a substantial goose problem.

Road repairs needed on Woodfield Drive – this was reported and repairs took place shortly after.

Rental restrictions – rentals currently make up a very small percentage of homes (less than 2%). Adding restrictions would be an unnecessary expense.

School bus stop sign laws – many homeowners discussed their witnessing many drivers running school bus stop signs. It is against the law to run the stop signs and is extremely unsafe. If you routinely see vehicles running the stop signs, do not hesitate to report it to Greenwood Police.

“No Parking” signs on Wolf Run and Blue Haven Way – MSM is working with the city to discover the best and easiest method to approve signs around the curve at this intersection. If communication or signatures are needed, homeowners will be notified.

Clumps of weeds in along Dreyer Road – The grounds crew is working to spray and remove a grassy weed that has been spreading. They will reseed following the weed treatment. It will be reassessed and repeated to some degree in 2019.

In conclusion, two applications were received to fill the two vacancies. The board reviewed the applications and appointed/elect both individuals to the board at the subsequent meeting. Bill Pinkley and Bryan Murray are now on the board representing the Trails.

**Adjournment:**

The meeting was adjourned at 8:00 PM.