

WOODFIELD PROPERTY OWNERS' ASSOCIATION, INC 2018 ANNUAL MEETING

The Woodfield HOA's 2018 Annual Meeting was held on November 26th, 2018 at 7:00pm at College Park Church. The board was represented by Mike Rowda, Dave Estridge, Tony Moyers, Bill Pinkley, and Bryan Murray. Joey Harris represented Main Street Management. There were 16 total lots in attendance. 3 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 7:01.

2018 Budget review:

Joey Harris reviewed the budget. Income for the year ended up being higher than projected, due to a few more homes closing than projected. The vast majority of the contracted services are projected to be right at budget at year-end. The one category that is over budget is the Other Grounds Maintenance, which are the funds for projects that are unplanned, unexpected, or outside of the ground maintenance contract. In 2018, the larger projects included a clean-up of wooded or overgrown areas by the roundabout and the common area by the basketball court. There were a few signs that were added to common area to better communicate the fishing restrictions and signs to separate common area from residential property along the path from Windborne. Finally, there was a project to remove an invasive type of turf from the common area along Dreyer and a tree that fell into common area that needed to be removed.

The largest expense that is categorized as Other Grounds Maintenance was pond bank erosion repairs to the pond at Wolf Run and Blue Haven. The final cost was \$13,380, though this will technically be a reserve expense.

In the Bad Debt section, there is a positive balance due to a large settlement of a lien for multiple years of unpaid dues and late fees.

2019 Budget:

The vendors for 2019 will remain the same, so there are minimal increases for the grounds services and pool maintenance. The increase in Contracted Management Fees accounts for the additional lots that will be developed in 2019

What is the telephone expense? There is a 911 phone for emergencies and an internet line to run the key scan system. Because the HOA is an incorporated entity, the account must be commercial, which limits the discounts that are available.

Why did Pest Control triple from 2018 to 2019? Pest control is in the budget to have muskrat trapping and prevent the damage to the pond banks that they cause. For 2018, the board approved a single 4-week session of trapping, but needed additional trapping later in the summer due to reports from homeowners that the muskrats had returned. Based on the damage that muskrats can

do and unsafe conditions that they can create, the board felt that muskrat trapping was necessary for three (spring, summer, and fall) total 4-week sessions to prevent damage to the pond banks.

Can money be spent to repair or replace the playground? The board had been aware of some minor maintenance that was needed in the past, but was never made aware of any conditions that would be considered unsafe. The original playground manufacturer is no longer in business, so repairing or replacing specific parts is very expensive, difficult or impossible if local vendors refuse to work on it. For that reason, the board would like additional input on what to do with the playground. Attached is a questionnaire to help inform the board's decision on what to do with the space.

What is the current balance for the checking and reserve? As of 11/26/2018, the checking account is at \$60,431.55 and the reserve is at \$123,408.67. Of the reserve total, \$20,000 is in a CD that is earning higher interest than the standard reserve account.

What is the status with the sidewalk replacement? The following information was provided to the board by a Greenwood City Engineer:

1. If there are white dots on your sidewalk, it is very likely that they do not comply with ADA Rules and will be replaced at some point. The City or the Developer will pay to have the work done. There is still a lot of work to be done in our Subdivision to get all sidewalks to be ADA compliant. Some sections may have to be done a second or third time to get them correct. The Engineer could not give a time table to get the work done. It depends on the availability of the contractor and money allotted by the City or Developer each year. Little or no work will be done during the winter months.
2. The individual sidewalk sections that have sunk or cracked have been marked with barrels to show that area has been checked by the City and will be replaced by the City of Greenwood crews. The City has two crews that do this type work and they have a big back log. Little or no work will be done this winter. They will start up again in the spring.

A Board Member will follow up again in the early spring and give the homeowner's an update. The Board encourages residents to call the City and ask questions and encourage repairs to be made as they see fit. The more residents complain, the more likely it will be to get better service.

Officer's Reports:

Mike Rowda provided some details on the new business of the association. This spring, the pool will be repainted. Because it has been painted multiple times, there is additional preparation work that is required, which caused the cost to be higher than expected.

There has been some discussion on how to use the common area by the soccer fields and the board wanted to open it up to the residents for suggestions. Ideas that were mentioned were a walking path, second playground, tennis courts and a pavilion. The discussion mainly focused on the playground, so the board will continue to collect opinions.

Bill Pinkley discussed the issue with pond maintenance. Bill has a conversation with the pond maintenance company nearly every time the ponds are treated and has become somewhat educated on algae growth and control. The condition of the ponds are very complicated, but the prior pond

company had over used chemicals and the weeds that began to thrive were the species that are resistant to those chemicals. For that reason, standard treatments would not work affectively. After two years of maintaining the ponds, the new vendor has a better understanding of what treatments will work. Additionally, multiple ponds now have sterile grass carp and tilapia to help minimize the growth of certain algae.

The pond maintenance company provided a few measures that residents can take to prevent the fertilization of the pond growth. Included in this mailing is an insert with ways that you positively contribute to clean, healthy ponds.

Open Discussion:

There are lights that are out at the pool. Can they be repaired? Main Street will investigate and replace the bulbs that are out.

AT&T is boring in Tuscany. Will they be boring in Woodfield next? Main Street Management has does not receive any communication regarding the work in the right-of-way easement (between the street to just beyond the sidewalk). All work is permitted by the city. It is safe to assume that they will be boring in Woodfield when they are done with Tuscany.

Election of Board Members:

There was one vacancy on the board that was required to be filled by a resident of the Trails. One resident, Bill Pinkly, submitted a candidacy form. Bill briefly introduced himself and described his interests in being on the board. In lieu of a ballot vote, Bill was verbally voted in. Bill will serve a 3 year term. The other individuals on the board are Mike Rowda, Dave Estridge (entering their third year), Tony Moyers, and Bryan Murray (entering their second year).

Adjournment:

The meeting was adjourned at 8:19 PM.

NOTICE

The annual garage sale will be on the weekend of 6/7 and 6/8.