

Woodfield Property Owners' Association, Inc.
Board of Directors
Greenwood Public Library
February 11, 2020

The Woodfield Property Owners' Association, Board of Directors meeting was held at the Greenwood Public Library to discuss topics as they relate to maintenance and management of the community, review financial standings and review the 2020 goals the HOA intends to accomplish to enhance overall appearance of the community. Mike Rowda, Jaime Nunez, Bill Pinkley, and Stefanie Wagner were present for the Board and Joey Harris was present as representative of Main Street Management.

- Joey Harris called the meeting to order at 6:09 pm.
- Approve minutes from last board meeting – Motion to approve at next meeting. 4-0.
- 2019 Financial Review:
 - Reserve transfer from 12/31 balance – Mike Rowda motioned to transfer \$10,000 to reserve. The board voted unanimously to approve the transfer. 4-0.
 - The board discussed the process and results of collections activities.
- 2020 Goals:
 - Pond maintenance – The board wants to continue to work on researching the current depth of the ponds, the depth during development, and attempt to create a timeframe for dredging. Joey will reach out to Mike Weaver with Greenwood to get O&M Manuals. Mike will work with the city engineer to obtain what information he can offer.
- ASC formation:
 - Nicole Berlin arrived at 7 pm. She gave a brief explanation of her interest and knowledge of the governing documents. After some discussion, Bill motioned to have the Nicole Berlin, Kris Jones act as residents on the ASC, with Mike, Bill, and Jaime acting as board representatives. The motion passed unanimously. 4-0.
 - Nicole suggested that MSM create an ASC application with digital entry fields.
- Open Items -
 - HOA to-do list – Items that need action from to-do list as of 2/11/2020:
 - MSM and the board will continue to work on list of possible liabilities and large expenses for the HOA. Capital reserve spreadsheet will continue to be tweaked.
 - 2019 playground inspection was briefly reviewed. The board unanimously approved another inspection to be completed in 2020 to see if any maintenance items have worsened.
 - The board requested a bid to spread the woodchips from the tree removal to the walking path.
 - The board requested a bid for additional pool furniture. The board is interested in 6-10 chaise lounges.
 - The board wants to be proactive with Davis Homes to ensure that minimum building and landscape requirements are adhered to at Woodfield Estates lots. Joey will reach out to the Woodfield developer(s) to request contact info.
 - The board unanimously approved a \$200 donation to College Park Church for accommodating the HOA for meetings.
 - Appointed individuals to updated office – Bill – President, Jaime – Secretary, Mike – Treasurer. Danielle was nominated for VP and Stefanie for At-Large and the board voted unanimously to approve. 4-0.

- Board tracking – the following board members’ terms will expire in the following years:
 - 2020 – Mike Rowda (filled Tony Moyers’ vacancy) and Jaime Nunez (filled Bryan Murray’s vacancy)
 - 2021 – Bill Pinkley
 - 2022 – Danielle Jones and Stefanie Wagner

Meeting Adjourned at 8:00pm.

The above minutes accurately reflect action taken at the February 11, 2020 meeting of the Woodfield Property Owners Association, Inc. Board of Directors.

-Officer Date

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