

## WOODFIELD PROPERTY OWNERS' ASSOCIATION, INC 2019 ANNUAL MEETING

The Woodfield HOA's 2019 Annual Meeting was held on November 19th, 2019 at 7:00pm at College Park Church - Greenwood. The board was represented by Mike Rowda, Bill Pinkley, and Jaime Nunez. Joey Harris represented Main Street Management (MSM). There were 15 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 7:00. Joey Harris and each board member briefly introduced themselves.

### **2019 Budget review:**

Joey Harris reviewed the budget. Income for the year is projected to be right on track. In the landscaping section, there were two areas that are on pace to be over budget; Floral program and Lawn Applications. The reason for the overage is due to a late invoice in 2018 that did not clear until 1/2/2019. It is technically just a balance for 2018 and 2019. The vast majority of the contracted services are projected to be right at budget at year-end. Irrigation is going to be a little over due to some repairs that were necessary. The board has agreed to increase the budgeted amount to include additional inspection in hopes of catching issues more proactively. In 2019, Other Grounds Maintenance is expected to end over budget by \$2,000-\$6,000 due to pond bank repairs where it was desperately needed and some preventative maintenance elsewhere. The ponds that were worked on were the ponds near Curry Road/Blue Haven, Turkington/Glen Canyon, and Millstone/Windborne. There were a few signs that were added as finishing touches on the fishing restrictions, a few that were placed to communicate the location of the amenities and trails, and an entrance sign that began to look faded was refinished.

Another large expense for 2019 was the painting of the pool and the pool house. Both items were totaled to about \$23,000. Because the pool had been painted multiple times, there was additional prep work required, which caused the expense to be higher than standard pool painting.

The reserve will be used for all capital expenses that exceed the yearly budget.

The legal fees for the year, which incorporates standard expenses for some collections activities (recoverable) and legal fees for a law suit for covenants enforcement. In total, the law suit costed the association about \$3,300 and was closed, after extensive board deliberation, with the interest of peace.

**Why did the case take so long to close?** There were multiple discussions that took place to decide what the best option for the HOA and homeowner was. It was a complicated matter.

**Has the board come to agreement that fences can come forward to side garage service?** Each application can contain intricacies that require discussion and decision making. It would be irresponsible to communicate that certain restrictions would be universally approved.

In the Bad Debt, Bad Debt Recovery, and legal fees incorporated with collections, there is a relatively large expense. In 2018, there was a large amount collected, so it may be a situation

where the amount collected reflects the amount that was turned over from the prior year. The collections firm will continue to work aggressively to ensure that all members' dues are paid.

### **2020 Budget:**

The vendors for 2020 will remain the same. Ski Landscape is honoring their pricing from 2019, so there is no increase for most of the landscaping portion. The board agreed to a 3-year contract with Pyle's Pools to take advantage of savings over the term of the contract. The board agreed to a new management agreement, after some negotiating. There had been no increase in rates since 2010.

The 2020 proposed budget was approved by verbal vote.

**Can a timer be added to the lights at the pool to prevent them from being on 24/7?** In the past, the board had upgraded the bulbs to LED to minimize the expense for having the lights on slightly more than needed. The board will look into the options to add timer(s) to control the lights and reduce the electric bill, if possible.

**The meter pit/irrigation control box was flooded earlier this year. Can this be monitored to ensure that water is not wasted?** The board will take monitor the irrigation system by the pool and will have repairs completed if needed. Please report irrigation issues to MSM with specific details and location landmarks.

**What is the current balance for the checking and reserve?** As of 11/19/2018, the checking account is at \$32,297.53, with about \$30,000 in anticipated expenses for the remainder of the year. The Reserve is at \$158,816.10, including 2 CDs (\$20,000 and \$20,607). At year-end, the board will consider transferring any balance in checking to the reserve.

### **Open Discussion:**

**What is the latest decision to repair or replace the playground?** The playground discussion has been going on for more than a year. The board and MSM have had the playground inspected for safety, researched the cost of removing and replacing the current playground, and conducted a questionnaire to gauge the interest of absorbing the cost to replace. The questionnaire, despite some additional efforts from the board and some residents, were not conclusive. Based on the information collected (173 completed forms, results can be found on the HOA website), the board has not come to a final agreement on whether a \$40,000-\$50,000 expense is justified. The board will continue to examine the safety of the playground, review the finances, and discuss the improvement. If you have a strong feeling regarding the playground in either direction, the board encourages you to contact MSM.

**How was the questionnaire distributed?** The hard copy was included in the dues packet, which included the link to fill out the form online. The link was also sent by email a few weeks after the dues were mailed. Also, a group of homeowners walked the neighborhood to handout paper copies and encourage residents to submit them.

**What is the lifespan, total reserve amount, and necessary contribution for the playground on the annual capital reserve analysis?** The original replacement cost, from the 2008 analysis, was \$20,000 with a 20 year life span. The board has made some adjustments based on the higher quote to replace the playground. The first matter of business for the board in Q1 2020 will be to update the replacement costs and lifespans of all HOA assets.

**What signs were added?** There larger expenses were to refurbish two entrance signs that had become faded. Other expenses for signs included the addition of “No Parking”, signs to communicate the access to the amenities, and to better communicate the fishing restrictions.

**What can be done to lower the speed limit?** Contact the city if there are certain places where excessive speeding is witnessed.

**Are sidewalk repairs complete?** MSM has not received any updates from the city or developer.

**Has grass carp been added to all of the ponds?** Grass carp and tilapia have been added to all ponds that the pond maintenance company has determined would benefit.

**How far towards the sidewalk can an invisible fence go?** The 3<sup>rd</sup> Amendment updates Section 10.5 to dictate the permitted location of invisible fences.

### **Election of Board Members:**

There were three total vacancies on the board. Of the three, two were newly opened and one occurring due to a resignation. The seat would expire in 2020.

There was one candidacy form submitted by Danielle Jones. Danielle spoke briefly to describe her interests in serving on the board. Stefanie Wagner volunteered from the floor. In lieu of a vote by ballot, a verbal vote took place with all in attendance in favor of adding Danielle and Stefanie to the board. The board agreed to appoint Mike Rowda to the board to fill the vacancy that will expire in 2020.

The current composition of the board and the year that their position expires are as follows:

Mike Rowda – Chateaux - 2020  
Bill Pinkley – Trails – 2021  
Jaime Nunez – Trails – 2021  
Danielle Jones – Chateaux - 2022  
Stefanie Wagner – Chateaux - 2022

### **Adjournment:**

The meeting was adjourned at 8:19 PM.

### **NOTICES:**

**In an effort to minimize postage and printing, the board requests that you send your email address to [joey.harris@mainstreetmanagementllc.com](mailto:joey.harris@mainstreetmanagementllc.com) to ensure that you will receive future non-essential communications.**

**Also, the board is looking for volunteers to be on the Architectural Standards Committee (ASC). If interested, please email Joey Harris.**