

WOODFIELD PROPERTY OWNERS' ASSOCIATION, INC 2021 ANNUAL MEETING

The Woodfield POA's 2021 Annual Meeting was held on October 19th, 2021 at 6:30pm at Crosspointe Church. The board was represented by Mike Rowda, Bill Pinkley, Jaime Nunez, and Stefanie Wagner. Joey Harris represented Main Street Management (MSM). There were 10 lots in attendance. 11 lots were present in the Zoom meeting. With those in attendance, quorum was met.

Call to Order:

The meeting was called to order at 6:30. Joey Harris and each board member briefly introduced themselves.

Financial Review

2021 Budget and Actual Expenses: Of the year-to-date expenses, the focus of the review was on the Other Grounds Maintenance, Pool Facility Maintenance, and the Legal/Bad Debt portions. The Other Grounds Maintenance covers all of the unpredictable/unplanned maintenance to the HOA's property. In 2021, bulk of the expense has been for a tree service at the edge of the woods near the amenities and other small tree removal/replacement throughout the common area. The water heater and valves in the showers were replaced. The legal expenses and bad debt are a part of the collection efforts for unpaid dues.

The larger, non-contract expenses for the projected yearend expenses are largely related to the playground replacement that is expected to be completed as early as this winter, pool furniture re-strapping.

2022 Budget Review and Approval: The main discussion for the 2022 budget was the \$25 dues increase, following the guidance from a reserve study. The results of the study were that the HOA would benefit from a \$5-\$7 yearly increase in the dues. Through some discussion amongst the board and with residents, the consensus was that a one-time increase of \$25 would be most beneficial so that the dues amount is more predictable and future increases are less likely. There was some objection to the \$25 dues increase, rather than a \$5-\$7 yearly increase. The grounds, ponds, irrigation, and pool maintenance companies will remain the same. The pool contract is on year three of a three-year contract and the other services have a percentage increase.

The discussion about the dues increase focused on the timing of the playground replacement. The playground was at or near the end of its expected useful life and was certainly a contributing factor to the dues increase, but the timing is more of a coincidence than the determining factor.

There was a non-binding vote by ballot of the proposed budget including the \$25 dues increase. The residents that attended by Zoom were asked to express their objections. The vote by ballot resulted in a vote of 8-2 in favor of the proposed budget and the \$25 dues increase. The dues for 2022 will be \$425.

2021 Projects:

Playground Replacement – The original start date for construction was mid-November, but it will not be a surprise if there are supply chain issues that cause delays. There is a chance that it will not be done until spring of 2022, but it could be completed as early as December 1.

Basketball Court Repairs – One of the basketball goals was sagging quite a bit due to the way water runs off of the court. It made practical and financial sense to take out both goals and repair the foundations for both at the same time.

Pool House Plumbing – The showers in the bathroom both got upgraded showerheads and new valves. The water heater was also replaced.

Pool Furniture Re-Strapping – 25 Chaise Lounges will either be completely re-strapped or will have a few missing straps redone.

Miscellaneous Landscaping – A large tree was removed and some large dead limbs were removed from the outer edge of the wooded area by the amenities. Other dead trees/shrubs throughout the common areas were removed and most, if not all, were replaced with the appropriate plants.

New Informative Welcome Letter – At the spring meeting, a resident suggested that the HOA improve the communication of what is expected of each homeowner as a member of the HOA. The board drafted a new, more informative letter than the standard Main Street Management welcome letter that has been distributed electronically to all current residents with email addresses in the database and is mailed to all new residents.

Open Discussion:

The main discussion involved street parking and the HOA's restrictions. The wording in the governing documents states that street parking is "highly discouraged". If a vehicle is in violation of city code, you can either call it in or complete the form on Greenwood's website (<https://www.greenwood.in.gov/egov/apps/action/center.egov?view=form;page=1;id=5>)

Election of 2 Board Members:

Two terms, Mike Rowda and Bill Pinkley's, expired as of the annual meeting, so there were two vacancies to fill. Bill Pinkley vocalized that he did not intend to run for another term. Mike Rowda voiced his interest in remaining on the board. There were no candidacy forms submitted. One resident in attendance, Jason Long, volunteered from the floor. There were no objections to both Mike Rowda and Jason Long being on the Board of Directors. Their terms will expire in 2024.

Adjournment:

The meeting was adjourned at 7:30 PM.