

## WOODFIELD PROPERTY OWNERS' ASSOCIATION, INC 2022 ANNUAL MEETING

The Woodfield POA's 2022 Annual Meeting was held on December 13th, 2022, at 6:30pm at Crosspointe Church. The board was represented by Mike Rowda, Jason Long, and Stefanie Wagner (virtual). Joey Harris represented Main Street Management (MSM). There were 6 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**

**2022 Budget and Actual Expenses:** The projected income was higher in 2022 than budgeted due to additional capital contributions, which is a one-time initial fee when a home transaction takes place. There were some questions about the Leaf Removal and Community Cleanup expenses, but it turns out that the board had consolidated those categories in the budget to the Mowing line item. The Other Grounds Maintenance expense is expected to be over budget due to a large tree removal project that will take place this winter. Some of the trees are located in the wooded common area north of the basketball courts and others are spread throughout the more visible common area. The board will assess the need to add new trees over the course of 2023 and beyond. There was a question about the hike in insurance costs, but it appears that the expense in 2022 was a prepay that will cover the insurance expense for most of 2023.

Account balances as of 12/15:

Operating - \$2,065.61

Reserve (including CD) - \$203,281.48

**2023 Budget Review and Approval:** The budget is based on dues remaining the same and the same contracted vendors being used for all services. The only change is that the income is based on 524, instead of the 525 that had been used. MSM only has 524 homes in their system but will audit to see if there is a property that is missing. It is suspected that the missing lot was removed from the developers' original plat and the subtracted lot is off Demaree Road. The board does not anticipate needing to raise dues for a few years. There were no objections, and the budget was approved.

### **2022 Projects:**

**Playground Replacement** – The playground replacement was completed in winter of 2022. A few minor repairs or finishing touches took place throughout the year.

**Rental Restrictions and other proposed amendments** – only 167 ballots were submitted. For an amendment to pass, 352 votes in favor would need to be submitted. The board has discussed some creative ideas to encourage more voting and may try again next spring, provided that a list of volunteers and a plan to collection ballots has been confirmed.

**Tree Removal** – 17 total dead trees have been approved to be removed, ranging from very large trees in the wooded common area to smaller trees along Dreyer Blvd. After it is completed, the board will look into replacing the trees in the more visible locations. The board is hopeful that this

will be a rare project moving forward but will continue to review the trees in common areas to prioritize safety and aesthetics.

**Open Discussion:**

Q: Can the HOA get a Little Free Library?

A: The board will look into adding this to the common area by the park.

Q: Can the HOA add goose removal to the budget?

A: The board has requested pricing in the past and reviewed the effectiveness. Due to the bad reviews and cost, they have not approved this service to be added, but multiple residential measures were discussed.

Q: Who is responsible for sidewalk repairs?

A: The city is responsible for the sidewalks, as well as the streets. Please complete the online form on [greenwood.in.gov](http://greenwood.in.gov) to request sidewalk repairs.

Q: Can a request be sent to the grounds maintenance company about overloading the tree trunks with mulch?

A: A request has been sent.

**Election of 2 Board Members:**

Two terms expired as of the annual meeting. The individuals whose terms were expiring indicated that they intended to remain on the board. There were no candidacy forms submitted. There were no objections to Stefanie Wagner and Jaime Nunez remaining on the board. Their terms will expire in 2025.

**Adjournment:**

The meeting was adjourned at 8:06 PM.