

## **Woodlands Homeowners Annual Meeting**

Jan 23, 2016

Meeting came to order at 7:07

### **Budget**

We went over the 2016 budget. We were asked about the maintenance of 192/Orchard and about putting a sign there. We also talked about putting a smaller sign in the right of way on 192/Orchard.

### **Late fees**

We discussed the decision by the board to add late fees to homeowners who are not paying dues until after first or second notices. The Board has been going door to door the last 3 years to collect from those who are past due. The board decided that they would no longer go door to door to collect unpaid dues. Many of the delinquent Homeowners are aware dues are paid annually in January. The late fees will cover additional printing and postage that the HOA incurs and the additional cost of liens that will need to be filed. The maximum late fee will be \$25.00.

### **Garage sale**

The garage sale signs need to be replaced they were removed/stolen the day following the sale. We called and went to see if county or city had them and couldn't locate them.

### **Fourth of July**

We talked about how to make the parade bigger. We are going to add a car in front playing some music. Everyone who went to the picnic enjoyed going. For 2016 we will add kosher meal options for families.

### **Open board positions**

Ed Schafer had to step down as President because he moved out of state.

We asked those present if they would be interested in being President. Sherry Bowen was nominated and elected President.

The position of Secretary needed to be filled as Sherry was elected President. Rick nominated Phil Tuner for secretary.

Phil Tuner was elected Secretary.

### **Volunteers**

We had someone who was helping with emails but she moved. We will continue to request email addresses to build the database. The HOA has started posting to the Woodlands Nextdoor website.

### **Free Little Library**

Nicole Myer proposed a Free Little Library to be funded by the Woodlands HOA. It would be installed on her property and she would stock it with books at a cost of \$551.33. The proposal was discussed along with what the HOA liability would be. The proposal was submitted after the 2016 budget had been set so it will be considered for the 2017 budget. Nicole's background is in nonprofit organizations.

### **Discussion**

People are dumping lawn clippings behind houses by the creek. We told people the need to call sheriff.

Someone suggested we have a neighborhood cleanup, put up signs and rent a big dumpster for people in neighborhood could throw large items away. The board will discuss further.