

**Woodland Lake Association
Annual Meeting Minutes
June 5, 2023**

Call to Order

Association president, Brett Motter called the meeting to order at 6:58 PM

1. There were 116 residents present representing 69 lots.

Approval of meeting minutes

The 2022 annual meeting minutes were looked at and approved by membership with no changes. The vote was properly moved and seconded.

Captain Ingram and Captain PJ Smith FWPD

They handed out a summary of the calls for service received from our neighborhood over the last year.

1. There were 51 total calls for service, most were uneventful.
2. 20 calls were for home alarms, fifteen of those were false alarms, no break-ins, all alarms were unfounded.
3. 6 theft calls, all were scams or frauds, for services or to steal IDs.
4. There are no concerns for our neighborhood. We have very low activity. And need of service.
5. Captain Ingram's desk number is 427-2566. Please call if you have a question or concern and leave a message. He returns all voice mails.
6. There was a question from a resident about the TV commercials that talk about people stealing the title to your home. The captains were not aware of anything concerning this.
7. It was suggested by another resident to contact the county. For an alert. If someone puts a lien on your property.

Allison Rowe, Property Manager

Road Construction

In 2 weeks, there will be a vote by the City Council to ok our roads project. At this point it is just a formality. We anticipate construction beginning in July. Phase 1 will be everything east of the 4-way stop. Hipskin Asphalt won the bid, which works in our favor since it is a local company.

The following are some of the things to keep in mind during construction.

Once construction begins on your street it will take 4-6 weeks to complete. The concrete takes 10 days to cure, there can be NO driving on it.

The company will put hang tags on your front doors 24 hours before construction begins. This is so that you can get your cars out of your garage. You can park them either at your neighbors, (if arrangements have been made); or on the closest street not under construction.

If you have landscaping work to do, schedule it in the next couple of weeks before construction begins because you will not have access to the road.

This will be messy, dirty, and dusty! If you have any questions or concerns, please call. Greg McDirmit at 427-2764. Please do not call the board as we have no control over this process.

NOTE if the mailman cannot access your mailbox, he will leave the mail at the post office on Centennial Station.

NOTE: Trash bins must be across the street at your neighbors house on trash pickup day.
NOTE once winter returns remember we cannot salt the roads for 3 years! Please DO NOT salt the roads.

Neighborhood overview:

1. Woodland Lakes is 180 acres with 273 lots.
2. There are one to two miles of sidewalks on common ground that our HOA is responsible for.
3. There are seven ponds covering 17.5 acres that we maintain. Ponds 4,5 and 6 have fountains that are necessary for irrigation.
4. Pond 5 has some resident muskrats that need to be dealt with
5. Pond 6 (with Windmill Island) also has a drain that needs to be cleaned off quite often. There are also a lot of weeds on the east side.
6. Pond 7 (shares a border with Parkview Physicians Group) drains into our creek. We need to prevent debris from going into our creek from the pond. A guard has been placed to help to prevent trash from going into the creek.
7. We will be getting some new signs that say "catch and release only" which should help with people outside the neighborhood fishing our ponds.
8. We do have a problem with geese, as does any area with water. We do hire a preventative contractor who removes eggs and nests.

Review of Projects

Your board has been hard at work this past year

Our biggest (and most expensive) project was the entrance wall along Coldwater Rd. We installed a limestone top that will prevent any further wall erosion. It was expensive but needed to be done and will save us a lot of money in the long run. The lighting was also refurbished and changed to LED lighting.

Pond 4 had lots of tree limbs down from the storm, so we took the opportunity to clean out that area.

Tree removal was necessary in 3 cul-de-sacs; Sona Marie, Tamar Trail and Tamar Cove. All will get new plants this Fall.

The July 2022 storm caused water to go over the bridge on Woodland Lake Trail. Lots of the big rocks were displaced. They have all been replaced.

The creek is not all common ground. In cases where your yard borders the creek you own to the middle of the creek and are responsible for keeping it flowing smoothly. Please remove any debris that is creating problems.

The pool required a new sump pump this year. We were able to get it replaced and the pool opened on time this year, thank you Allison!

The inside pool fence has been power washed; the outside is on our handyman's list.

Over 50% of our lots use the pool, let's keep it nice. Please DO NOT let children play in or with the new pea gravel around the pool, if it gets into the pool, it could cause damage to a number of maintenance processes.

When anyone moves out of the neighborhood their pool key is deactivated. There have been attempts to use old pool keys to gain access. Please do not let people into the pool if their key does not work, there is a reason it is not working.

Woodland Lake owns the mailboxes and are responsible for replacing or repairing them when necessary. If someone hits a mailbox, a contractor or visitor please let us know so they can be billed. A mailbox is \$35 and the whole unit is \$1,000.

Our annual garage sale was moved from June to May and it was quite busy along our streets! It was a great chance to meet neighbors and find some great deals. If anyone is interested in organizing the garage sale, refreshing our look and or appeal to the outside traffic we would love for you to share your ideas and get some friends to help you make it a grand event.

Architectural requests are reviewed as they are received. All replies are sent out on Fridays. There are none pending.

Approval of 2023 Budget

Ed Koors went over last year's budget and explained the need for the 2 new line items; replacement reserve and unexpected expenses. He provided budget summaries of the last 6 years and explained any unusual expenditures. The membership was asked to vote on the proposed budget. The vote was properly moved and seconded with no changes.

Russ Jehl, 2nd District City Council Representative

He made some additional points concerning the road construction project

1. The entire 2nd district street budget is being spent in our neighborhood. The cost of the project to fix our streets is 2.5 million.
2. As our representative he tried to get us to the top of the list. Russ stated, "Streets falling apart are a detriment to our property values."
3. The project includes any of the bad areas of curbs, sidewalks, drive aprons and streets being replaced.

Approval of the Slate of Board Members

The board members are all willing to continue in their duties. There is one new member that was added to the slate to be voted on. The vote was properly moved and seconded. Our newest board member is Patrick Triest. Continuing board members will be; Brett Motter, Ed Kester, Ed Koors, Jeff Matchett, Karen Richardville, Lisa McCleskey and Patrick Florea, If anyone is interested in being on the board, please notify one of us. We would be happy to have you sit in on meetings and learn what we do.

Karen Richardville, secretary