

2022 Woodland Lake Association Annual Meeting Minutes

Call to Order

Association president, Brett Motter called the meeting to order at 7:03pm

1. There were 99 people present representing 66 lots.

Approval of Meeting Minutes

The 2021 annual meeting minutes were looked at and approved by membership with no changes. The vote was properly moved and seconded.

Captain Ingram FWPD

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

1. There were 66 calls, most common were home alarms (16) all were false alarms.
2. There was one higher priority, that originated from outside our neighborhood involving someone running from a hotel toward our neighborhood
3. 1 vandalism which involved a home having graffiti spray painted on their house
4. Missing person, several to same house
5. Theft, 1 stolen license plate, several identity theft.
6. Suspicious person resulted in a 24 hr detention against their will
7. 1 suicide attempt
8. Overall we have a very low crime rate. We have 275 lots and do not get many calls for service.
9. Park cars in the garage when possible per Captain Ingram, otherwise keep them locked.
10. He also encouraged us to call if something doesn't seem right, "trust your instincts"

Russ Jehl, 2nd District City Council Representative

Three issues to discuss with us:

1. Ambulance situation
 - a. Three Rivers Ambulance Authority (TRAA) fell out of compliance during COVID. They have a new director who seems to be turning things around but that will take time.

- b. The fire chiefs are putting pressure on the city of Fort Wayne because currently when TRAA does not have enough ambulances to cover a call the fire department sends out a fire truck to assist as best they can until an ambulance does arrive. Many come from surrounding counties and do not feel good about abandoning their own area.
 - c. Mr. Jehl suggested to the city that the fire department begin to use ambulances. It is up to the city to accept his proposal and act on it or come up with their own solution.
 - d. Ignoring the problem until something really bad happens is not an option.
2. Trash situation
- a. Red River is at the tail end of their contract, it ends June 30th.
 - b. Fort Wayne administration decided to pay Red River double the amount owed to insure they would finish out the remainder of their contract. Unfortunately that money went to management and not the workers. Many of the drivers quit; moving on to other driving jobs.
 - c. The administration also chose to discontinue recycling pick up.
 - d. We have a new garbage provider. The city will increase our rates.
3. Streets
- a. The city council's financial body increased the budget for street repair to 20%, however the cost of concrete has gone up by about 20%.
 - b. There is a new ordinance that will require the Public Works to submit a 5 year capital improvement plan, listing the neighborhoods that are targeted.
 - c. The list will be announced in September. If we are on the list, great! If not Mr Jehl recommended that we invite the 3 at large representatives to tour our streets with board members and get them to commit to supporting us using the new funds coming from the federal government to be used on infrastructure. It may or may not include neighborhoods.

Review of Projects

We are in an aging neighborhood. We have had to replace several trees in the cul de sacs, this is an ongoing situation. Other projects the board has been working on include:

- 1. Capital improvements
 - a. New street signs: our old ones were not in code. Allison, our property manager, applied for a grant and received one that resulted in the city paying half the cost or about \$17,000.
 - b. Fountains: Purchased a new fountain for \$12,000 for the Coldwater Rd pond. All fountains are working now, however the others are aging and they will need to be addressed in the near future.
- 2. Creek

- a. There are lots of trees along the creek which results in large limbs and even tree trunks ending up in the creek blocking the flow of water.
 - b. One of our residents works diligently to keep our creek open and free of debris
3. Ponds
 - a. We just installed a new drain cover on Pond 6.
4. Clean Up Days
 - a. Spring Cleanup was in April. The city provided a dumpster for us on Woodland crossing by the bridge. It was for residents to put in anything they wanted to get rid of.
 - b. The Great American Cleanup is coming up June 25th from 9-12. The city once again provides us with a dumpster which is for yard waste only. Please come and join us to help clean up our common areas. We will be pulling weeds, trimming walkways, cutting down trees and then cutting them up. Donuts will be provided. So come on out and meet your neighbors, it is a fun day.
5. Pool
 - a. We have a new contractor for our pool this year. Colin is a high school student, and has been doing a great job so far. Brett has shown him everything he needs to know.
 - b. The board purchased new lounge chairs and some small tables to enhance the pool area. The old ones were no longer able to be used safely.
 - c. Our pool is for our residents. If you want to invite a few guests to enjoy the pool with you that is fine. Please be mindful of the other residents and ensure that their enjoyment is not hampered by the behavior of those under your care. In other words, everyone should exercise common courtesy at all times.
 - d. We need your help to keep our pool nice. Please if you see anyone picking at the grout around the pool edge please ask them to stop. If the pool needs to be re-grouted at the end of the season it is a \$1000 expense.
6. Dues
 - a. The dues were increased \$40 and are now \$525 . They have not been increased for 5 years. Our expenses have gone up and we have had to pass this on to you.
 - b. In comparing our dues with those of other neighborhoods similar to ours we are much lower.

Treasurer's Report

Look at pg 5, WLA Yearly Budget Summaries:

1. The last column shows the average for the last 4 years, not including this past fiscal year which doesn't end until June 30th.
2. Every year the amount in excess has decreased, which is due to the need to fund capital improvements.
3. This year we will see a \$10,000 deficit as a result of replacing the fountain on one of the ponds.
4. The budget for the 2022-2023 fiscal year is in the first column on pg 5
 - a. The increase in dues is on there
 - b. The increase costs of contracts is on there
 - c. There is \$23,000 in the capital improvements column for the Coldwater Road entrance. The wall needs to have a limestone top put on, which will protect the wall from further water damage and enhance the look of our entrance.
5. A motion to accept the new budget as presented was made and seconded. The membership voted to accept the budget as presented.

Proposed Slate for 2022-2023 Board Members

These members are willing to serve on your volunteer board from July1-June 30th.

1. It was properly moved and seconded that these members be on the board for the upcoming year. The motion passed.
2. Insert the names please

Questions

1. Snow removal
 - a. Concern about rock salt damaging driveways and being thrown into the yard.
 - b. Concern about snow being piled in front of the driveway. In prior years the snow was moved away from the curbs to the center of the street then pushed down the middle to a safer place.
 - c. The board will discuss both of these concerns with our snow removal company.
2. Mailboxes
 - a. Are there any plans to get secure mailboxes?
 - i. There are no plans to get secured mailboxes, it was investigated a few years back and was not a good fit for our neighborhood.
 - b. If you have any problems with your mailboxes needing fixed please let the board know what your address is and someone will be down to fix it.
3. Garage Sale
 - a. It was asked if we could have a Fall garage sale with better advertising
 - b. It was suggested that we switch to banners like other neighborhoods.

- i. We cannot obstruct views of Coldwater rd. Banners are not feasible for our entrance.

4. Safety

- a. There was a concern for safety in the roadway as a result of many cars and trucks parked in the roadway.
 - i. There should be no vehicles larger than a van parked at a residence.
 - 1. Please call the non-emergency number if this situation continues. The more calls, the sooner a resolution will be reached.
 - ii. The covenants state that each residence may have up to 2 vehicles parked in their driveway.
 - 1. Please call a board member and we will contact the homeowner.

Adjourn

It was properly moved and seconded to adjourn the meeting. The meeting ended at 8:06

Karen Richardville, Secretary