

WOODLAND LAKE ASSOCIATION ANNUAL MEETING

May 14, 2018 6:15 P.M. Covenant Church

Board Members Present: Judy King, Allison Rowe, Sharon Stahly, Connie Peters, Daniella Tubbs, Randy Lauer, Brett Motter, Bill Gesler.

Guests Present: Pat Hess - Attorney, Russ Jehl- City Councilman, Capt. Paul Smith - FWPD

The meeting was called to order at 6:15 by President Brett Motter who welcomed the 88 people representing 54 lots.

Approval of Minutes of 2017 Meeting

The minutes had been distributed to all lot owners when they entered. There were no corrections or additions. Matt Smith motioned, Cheri Maxwell seconded that the minutes be accepted. Motion unanimously approved by assembly.

Treasurers Report – Allison Rowe

The proposed budget for 2018-19 was distributed along with the budget from 2017-18 and the actual spending as of 5/14/2018.

Several changes from 2017-18 to 2018-19 were explained.

Dues are down by one lot because two lots in Woodland Lake Extended were combined into one.

Other income was reduced based on the actual from 2017-18.

Street and Mailboxes was increased due to need to construct boxes for WL Extended and existing boxes showing their age and needing repair.

Ability to pay on line is now available through Quickbooks. Allison explained that residents must contact her via email to receive complete instruction on how to do this.

Motion to approve the budget made by Marc Wooten. Dave Didier questioned why other homes taking two lots pay double dues. Allison explained that the owner of the two combined lots had petitioned the planning commission to combine these lots and draw a new plat and it was approved. Motion seconded by Ed Koors. Motion unanimously approved by assembly.

Allison explained that, unlike last year when the end of the fiscal year was a deficit, that this year some monies will be available to place in saving for any unexpected expenses.

Maintenance Report:

Bill Gesler – Landscape and Ponds

Landscape Maintenance does our mowing and snow plowing. If there was permanent damage from the snow plow residents need to report it and repairs will be made. Most damage repairs itself automatically when new grass grows in the spring.

Windmill Island has been planted with some grasses that should choke out weeds. Kelly Rupwright questioned if grass will remain at a reasonable height which it is supposed to do.

Maintenance project between ponds 1 and 2 was scheduled to begin early April. This will include some tree removal, cattails out, drainage improved and rip rap. Due to weather the large machinery needed has not been able to access the area. This will be done ASAP.

Aquatic Weed Control takes care of all the ponds. Residents were asked to make an effort to keep all weeds and grass clippings out of ponds.

Geese nests are being treated. Several have been destroyed by a natural predator and others have had the eggs oiled. So far, no goslings have been spotted.

Randy Lauer – Streets and Mailboxes

There has been some damage to mailboxes due to being hit by car mirrors. Some wood around the paper boxes is rotting due to age. Residents are asked to check their mailbox and report any signs of rot.

The promise by the city to repair/replace our streets has not yet occurred. The city will come out and patch crumbling areas.

City Utilities will be checking drainage in the addition, especially from the new lots.

The city will also check and repair sewer grates.

Many sidewalks in the area need repair. If there is a sidewalk on a resident's property it is the responsibility of the homeowner to repair. Residents can be sued if someone is injured due to the condition of the sidewalk. The city does have a 50/50 cost sharing plan. Residents should contact the city for specifics.

Residents are asked to clean leaves and other debris from the street drains to allow for free flow of water. Pool – Kaye Libby was not present so Randy reported regarding getting quotes to paint and do some repairs on the pool house, purchasing some new chairs and repairing the shade structure. Cheri Maxwell asked about a new pool key entry system. The present system is very outdated and a search is in progress for a system that will allow for more security and monitoring of the pool.

Sub-Committee Reports.

Welcoming - Judy King New residents have all been welcomed and are very happy to be a part of Woodland Lake. Judy also asked that people check their emails to make certain they are receiving notices.

Social – Connie Peters. The upcoming association garage sale and summer social were promoted.

Website – Danielle will continue to forward to the board all communications received through the website.

Architectural – Sharon reported that several projects for fences and deck improvements have been approved.

The board has received one plan for a new house in WL Extended. The response to several questions needs to be received before the plan is approved.

Capt. Smith Crime Report

A listing of alarms responded to in Woodland Lake was passed out. There are no serious concerns in WL.

Several entries on the report were further explained. Overall WL remains a very safe area.

Deb Kruse asked about solicitors in the neighborhood. Residents should call the non-emergency number to report solicitors and the police will respond.

Randy Lauer thanked to FWPD for the quick response to drivers not stopping at the 4 way stop and for painting new stop lines.

Report from Councilman Russ Jehl

Rezoning of property north of WL was put on hold for a month while other purchasers for the property are being explored.

He enjoyed walking the neighborhood before the primary and talking with residents and hearing their concerns.

Garbage pickup – There are still concerns regarding the new provider for garbage pickup. Many report that service has gone down. City Council has requested Red River to provide information on how they plan to address the lack of suitable service.

Street Repair – The condition of our street continues to be a concern. When a capital improvement plan was initially set in motion our streets were not considered as those most needing repair. They had since been added with a cost of approximately 1 million dollars. Public Works has abandoned this plan with the hiring of a new director. The new director does not want to implement a new capital improvement plan but Russ and other council members are pushing for him to make good on a plan.

Questions for Attorney Pat Hess. There were none.

Election of Board for 2018-19

Allison Rowe (motion Tim Mix, 2nd Bobby Lauer, unanimous) and Judy King (motion Harry Wild, 2nd Mike Richardville, unanimous) were elected for another term.

Another board member is needed as the pool liaison. Anyone interested in exploring joining the board is to contact Brett.

General Questions from the Assembly

Woodland Lake Extended – Will the homes enter from Woodland Crossing? Yes. When will construction begin?

Plans are being reviewed for one home and another is scheduled to begin sometime this summer.

Management Company - Brett reported that the board is looking into the possibility of hiring a management company to assist the board. Pat Hess remarked that it is very unusual for an addition our size not to have a management company. Residents will be updated.

Motion to adjourn by Cheri Maxwell, seconded by Mark Hisey and approved by assembly. Residents then enjoyed a delicious meal from Jamison's.

Submitted by Judy King

Woodland Lake Association Profit & Loss Budget vs. Actual July 1, 2017 through May 14, 2018

	Budget	Jul 17	Aug 17	Sep 17	Oct 17	Nov 17	Dec 17	Jan 18	Feb 18	Mar 18	Apr 18	TOTAL	
												May 1-14	Jul 1, '17 - May 14, 18
Income													
4100 - Dues	132,890.00	127,070.00	1,940.00	485.00	485.00	2,425.00	0.00	0.00	0.00	0.00	485.00	0.00	132,890.00
4200 - Woodland Lake Assn.	550.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	537.68	0.00	0.00	537.68
4300 - Interest	25.00	32.10	50.01	45.52	48.25	43.11	43.79	57.01	44.38	47.24	50.25	0.00	461.66
4400 - Late Fees	100.00	134.05	98.24	52.30	65.72	397.45	0.00	0.00	0.00	0.00	138.10	0.00	885.86
4500 - Other Types of Income	1,000.00	0.00	35.00	0.00	0.00	0.00	12.84	0.00	0.00	0.00	75.00	0.00	122.84
Total Income	134,565.00	127,236.15	2,123.25	582.82	598.97	2,865.56	56.63	57.01	44.38	584.92	748.35	0.00	134,898.04
Expense													
6000 - Administration	3,000.00	56.25	0.00	162.90	0.00	200.35	93.75	1.43	177.31	265.97	92.48	112.50	1,162.94
6100 - Capital Improvements	20,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6200 - Insurance	5,400.00	0.00	0.00	0.00	0.00	2,817.00	0.00	0.00	0.00	0.00	0.00	0.00	2,817.00
6300 - Landscaping	40,000.00	2,775.00	5,256.92	2,775.00	2,235.00	2,235.00	3,930.00	0.00	0.00	800.00	4,429.95	615.00	25,051.87
6400 - Ponds	13,000.00	5,740.55	0.00	0.00	0.00	82.20	0.00	0.00	0.00	0.00	7,197.55	0.00	13,020.30
6500 - Legal & Taxes	10,000.00	1,707.75	84.00	196.00	980.00	476.00	1,053.50	0.00	0.00	58.00	1,006.00	1,102.00	6,663.25
6600 - Direct Pool Expenses	14,000.00	560.25	1,948.00	2,454.47	12.81	500.00	0.00	0.00	0.00	330.00	0.00	1,109.12	6,914.65
6700 - Pool Utilities	4,500.00	770.14	689.07	1,214.27	430.48	233.26	204.15	394.97	288.04	286.03	249.03	0.00	4,759.44
6800 - Utilties - Fountains & Sprinkle	5,500.00	352.79	1,085.46	837.00	741.24	639.10	299.98	411.42	51.34	148.12	149.64	0.00	4,716.09
6900 - Snow Removal	15,000.00	0.00	0.00	0.00	0.00	0.00	2,486.25	0.00	2,128.54	2,591.25	0.00	0.00	7,206.04
7000 - Streets & Mailboxes	1,000.00	0.00	0.00	0.00	30.85	0.00	111.72	466.87	292.50	46.60	0.00	0.00	948.54
7100 - Social Function	1,000.00	0.00	0.00	56.01	0.00	0.00	0.00	0.00	25.00	0.00	0.00	1,228.09	1,309.10
Total Expense	132,400.00	11,962.73	9,063.45	7,695.65	4,430.38	7,182.91	8,179.35	1,274.69	2,962.73	4,525.97	13,124.65	4,166.71	74,569.22

Woodland Lake Association

Balance Sheet

As of May 14, 2018

05/14/18

Accrual Basis

	<u>May 14, 18</u>
ASSETS	
Current Assets	
Checking/Savings	
2000 · PNC Money Market Account	55,050.24
2100 · PNC Checking	5,950.43
2200 · PNC Savings - x 9033	
2201 · Pool	2,000.00
2202 · Mailboxes	1,000.00
2203 · Insurance	2,000.00
2204 · General Savings	5,000.00
2200 · PNC Savings - x 9033 - Other	0.01
Total 2200 · PNC Savings - x 9033	<u>10,000.01</u>
Total Checking/Savings	71,000.68
Accounts Receivable	
11000 · Accounts Receivable	120,355.00
Total Accounts Receivable	<u>120,355.00</u>
Other Current Assets	
12000 · Undeposited Funds	7,760.00
Total Other Current Assets	<u>7,760.00</u>
Total Current Assets	<u>199,115.68</u>
TOTAL ASSETS	<u><u>199,115.68</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
12200 · Prepaid Dues	132,405.00
Total Other Current Liabilities	<u>132,405.00</u>
Total Current Liabilities	<u>132,405.00</u>
Total Liabilities	132,405.00
Equity	
30000 · Opening Balance Equity	72,031.31
32000 · Unrestricted Net Assets	-65,649.45
Net Income	60,328.82
Total Equity	<u>66,710.68</u>
TOTAL LIABILITIES & EQUITY	<u><u>199,115.68</u></u>

Wodland Lake Association

2018-2019 Proposed Budget

	2017-2018	2018-2019
	Budget	Budget
Income		
4100 · Dues	132,890.00	132,405.00
4200 · Woodland Lake Assn.	550.00	550.00
4300 · Interest	25.00	400.00
4400 · Late Fees	100.00	100.00
4500 · Other Types of Income	1,000.00	500.00
Total Income	134,565.00	133,955.00
Expense		
6000 · Administration	3,000.00	3,000.00
6100 · Capital Improvements	20,000.00	20,000.00
6200 · Insurance	5,400.00	3,000.00
6300 · Landscaping	40,000.00	38,955.00
6400 · Ponds	13,000.00	13,000.00
6500 · Legal & Taxes	10,000.00	10,000.00
6600 · Direct Pool Expenses	14,000.00	14,000.00
6700 · Pool Utilities	4,500.00	6,000.00
6800 · Utilities - Fountains & Sprinkle	5,500.00	6,000.00
6900 · Snow Removal	15,000.00	15,000.00
7000 · Streets & Mailboxes	1,000.00	3,000.00
7100 · Social Function	1,000.00	1,000.00
Total Expense	132,400.00	132,955.00