

## Woodland Ponds HOA Board Mtg

August 16, 2022 at 6:30pm, community park  
Meeting called to order at 6:38pm

Attendees: Rob, Sarah, Tina, Lee and Bill

### Agenda

- The Presidency and other Roles
- Community Feedback
- Ideas and Opportunities
- Action Items

### The Presidency and other Roles

- Sarah is finishing out Kelsey's term and has agreed to take on Secretary duties.
- Bill nominates Lee for President
  - Lee declines
  - Tina, Rob, Sarah and Bill also decline taking on President duties and role
  - Discussion turned to other neighbors that may be interested
    - Greg, past president – majority said no
    - Bob – Tina or Bill would ask
    - Kerry Donovan – Bill will follow-up
- Options to Consider
  - Spilt duties among named people
    - This solution is not ideal
  - Hire a 3<sup>rd</sup> party
    - Questions on how much 'policing' they would do, how involved would this group be as liaison/consultant, what exactly would we be paying for, could we terminate the contract easily? Could we negotiate part-time or is by number of homes?
    - Might need to raise dues to afford this option
    - Research/Action items
      - Research companies and names that suit our community, potential pricing and basic questions from above - Bill & Tina
      - Draft the email to community about needed a board and current research for a property manager – Sarah

### Community Feedback

- Rob bring the resident's email naming lots of concern:
  - Lot 1: weeds, dilapidated/unsightly truck, overgrown trees along fence
  - Lot 2: weeds, messy gravel
  - Lot 29: weeds, messy gravel by porch, unsightly campers "eyesore"

- Lot 35: blue shutters painted w/o ARB approval, weeds
- Lot 36: overgrown bushes, trees and weeds
- Lot 37: blue door painted w/o ARB approval
- Lot 5: Low-pressure irrigation complaint and weeds along Marine
- **Irrigation Discussion**
  - Historically, from Lot 1-5, there has been low-pressure reported
  - Maybe Gary flushing out 1x week isn't enough?
  - The higher the irrigation pipe, the more pressure we have. However, it may not be enough to clear the sediment. May be the cause?
  - Is it because they water at an 'off' time of day?
    - Lee – Proposes a watering schedule
      - Try it for a week
      - Apply only to those lots and stagger the time frames, 2 hour increments
      - Request information from other lot owners to see if they are also experiencing low-pressure
    - Rob – System might need cleaning, new heads and general maintenance
    - Sarah – We could document troubleshooting, maintenance suggestions and other helpful information for those unfamiliar with irrigation
- **What action do we take?**
  - Draft and send letters noting the violations?
  - Literally knock on doors and have a neighborly discussion?

### **Ideas, Opportunities, Other Discussion**

- Update on Matt Miles?
  - He could still try to come after our water
  - Luckily he has other water sources closer to LaSalle to pull from
- Lee – Propose looking into making the walkway along the river and ponds easier to walk on
  - Crushed granite/gravel would make a more solid walkway
  - **Lee to research**
- Bill – Propose hiring someone to maintain the general area along the walkway
  - **Bill to research**
- State of the ponds
  - Too many cattails? Yes
    - Need a mitigation plan – Spray and burn as we have in the past?
  - **More rain than last year has cause everything to become overgrown very quickly**
    - **General maintenance plan? Volunteers?**
  - The algae and fish in the ponds are healthy
  - If we needed to, we might consider using the easement on Greg's property to drive any machinery to access the ponds
    - Just had the ponds drained and 'sucked' in 2021
    - Next year for this service suggested every 5, which is 2026

- Sarah – Propose a one-pager for homeowners, new and current, that provides the most common reasons for an ARB application and rules to follow for the most common violations
  - Sarah – Will draft and circulate
- Fall Clean-up
  - Proposed first week of October. That could be Saturday the 1<sup>st</sup> or the 8<sup>th</sup>.
- Rob – Will fix security on the HOA email so we can have access
- Rob – Will update lot contacts
- Lee – Contacted the county for crack sealing the roads on the neighborhood – getting the run-around but, will keep at it

**Meeting adjourned 8:02pm**