

Woodland Ponds Board Meeting Minutes 3/29/23

Meeting called to order at 6:10 PM by President Lee Nelson. Board members in attendance: Lee Nelson, Rob Miller, Bill Welfelt. Residents: Gary Bryant, Greg Haroldson, Randy Craigo, Mary Nelson.

Lee read the minutes from Board Meeting on 12/4/22. Bill made a motion to accept meeting minutes. Seconded by Rob. Meeting minutes unanimously accepted.

Rob gave a Budget report: 2022 ending balance = \$8844.55. Reserve Fund = \$ 15,005.06. Rob reported all Homeowners have paid dues = \$9500,00. Operating fund for 2023 = \$18,344.85. Estimated Operating Expense = \$14,000 . Estimated Surplus = \$4,344.85.

Ditch Company: Motion was made to pay \$679.00 assessment to Sunrise Ditch Company for annual maintenance. All agreed that our share was fair. Discussion ensued as to whether or not we should join Ditch Company. No decision was made and it was agreed that this subject would be brought up at Homeowners meeting to gauge resident's feelings.

Lee researched cost of having a management company take over day to day operation of HOA if there was no Board. This has been discussed at past meetings. Cost estimate provided by management company was \$6,337.00 per year. All agreed that we would not pursue at this time as long as we could get volunteers for Board positions.

Raising dues was discussed. Dues have never been increased since 2006. Consensus was that we should consider raising dues 10% for 2024 as costs of everything, insurance, maintenance, etc. keep increasing. Reserve Fund could also be increased to pay for unforeseen maintenance and legal expenses. This will be mentioned at Homeowners meeting to gauge reaction.

Open Board positions were discussed. We currently have an opening for Treasurer, Secretary, and ARB. Greg Haroldson volunteered for Treasurer. Announcement will be made at Homeowners meeting in an attempt to fill remaining positions.

A suggestion was made to Lee by one of the newer residents that the HOA should have a website where HOA documents could be accessed and downloaded as well as posting neighborhood news. Lee is looking into this. Documents stored on GDrive are difficult to share with residents.

Amendment 4? Which was voted on after last year's Homeowners meeting was discussed. This amendment didn't pass because too many votes came in too late to be counted. This amendment (as I recall) was to clarify language in the Covenants and previous amendments. It appears that there is no record of this on the GDrive. Board members agreed to check their records to see if they can find it. Lee said that he would try to contact Joe or Kelsey to see if they have records. We would like to bring this up for a vote again.

Agenda for upcoming Homeowners meeting was discussed. Lee presented a tentative agenda. A discussion followed and several topics were discussed. Lee will put together a revised agenda and send to Board members for comments and approval.

Internal HOA ditch maintenance was discussed. All agreed that we should do some work while Ditch Company has water shut off. Volunteers agreed to meet Friday morning 3/31 behind Bill and Rob's

houses to decide on a scope of work. Work day will be Saturday 4/1. We will try to recruit a few more volunteer workers.

Lee thanked everyone for their help and support.

Meeting adjourned at 7:45 PM

Submitted by Lee Nelson, President