

Meetings Minutes for:
Quarter 4 2023 Woodland Ponds Board Meeting

Meeting Details:

Location: 63343 Lavender Circle

Meeting Facilitator: Lee Nelson

Secretary: Jamie Pike

Date: November 16, 2023, Time: 6:30 P.M. (started 6:39 P.M.)

Attendees:

Board Members:

Lee

Jamie

Bill

Absence Board Members:

Greg

Tina

HOMEOWNERS:

Missy McLeod

Previous Meetings Minutes:

The minutes for the previous were reviewed and approved.

New Business:

No Homeowner concerns/issues

#1 Expenses/2024 Budget

6:47 P.M. Lee announces we will postpone this topic, since our treasure Greg is absent.

#2 Update on ditch work

6:47 P.M. Bill explained Woodland Ponds Subdivision has 9.17 shares. The ditch company will take care of all the maintenance and upkeep of the ditches. By joining, we would no longer have to do this work, or hire someone. The ditch company would hire someone that is insured and if something goes wrong, Woodland Ponds would not be responsible. Bill will start working on clean up the spillway area between the 2 ponds, he expects to start the work after Thanksgiving. The board members each will do research and vote to join or not during the first quarter 2024 meeting.

#3 Record Keeping

7:06 P.M. Lee wants to find a way to move all records to an electronic system. Lee and Jamie will do research to see if there is an online HOA records system we can use. Will provide an update to the board during the first quarter 2024 meeting.

#4 ARB Guidelines and Application

7:09 P.M. Lee advised we need to remove the guidelines and application, as there may be old forms that need to be removed. Jamie will review all guidelines and applications, and verify we only have one source of records.

#5 Real Estate Transfer Fee

7:13 P.M. Moving forward there will be a \$50 transfer fee. Lee made to motion, Bill second, all in favor.

#6 HOA Registration with the Department of Real Estate

7:14 P.M. Lee found out we are not register with the Department of Real Estate, at first it appeared Woodland Ponds Subdivision had never been registered, but after more research we have an expired registration under the name of The Woodland Ponds Subdivision. Lee has applied for a new user id and password, to be able to access The Woodland Ponds Subdivision, so he can get us current. He is also going to try to remove "The" from our name. It is state law to be registered, however the state does not have any penalties.

#7 Tree Trimming

7:18 P.M. Lee advised Aspen Tree Service will start work around the Pond area, in the next 2 weeks. Greg will supervise this work.

#8 Amendment 4 Revision and Re-Issue

7:21 P.M. There is no time limit on when we can vote on this again. The board will go over what changes need to be done, to get this passed.

7:31 P.M. Bill adjourns meeting, Lee second, all board members approved.

ADJOURNMENT:

The meeting ended at 7:32 P.M.

Minutes submitted by: Jamie Pike_____

Approved by: Lee Nelson_____