

Meeting Minutes For:
Quarter 3 2026 Woodland Ponds HOA Board Meeting

Meeting Details:
Location: Nelson Residence, 63342 Lavender Circle
Meeting Facilitator: Lee Nelson

Date: July 29, 2026 6:30PM

Attendees:
Lee Nelson
Terri Stradley
Randy Rael
Jamie Pike

Homeowners:
Greg Haroldson
Tomm Stradley

Meeting called to order at 6:37 PM by President Lee Nelson. Lee read the minutes from Board Meeting on 4/08/2026. Lee made motion to approve; Jamie second. All in favor.

#1 Owners Forum 6:43PM Lee opened with asking all homeowners if they had anything for the board, no statements were made

#2 Short Term Rentals 6:44PM Lee opened with a realtor who has reached out to see if Woodland Ponds HOA allows short term rentals (example Airbnb). Lee read article IV Board of Directors and it states the board can establish, set, or enforce compliance for rentals. To 100% restrict short term rentals, it would need to be voted on by HOA members. Lee motioned for a rule to be set that all rentals be for a minimum of 12 months. Terri second, all in favor.

#3 Irrigation System Update 7:10PM Lee updated that the upper pond is full of mud. The HOA will need to dredge the upper pond, to remove the excess mud. We may need to add an intake pipe to help with this in the future. We will need to do this during the winter. Lee and water committee will start working on getting estimates for this work. Algae is getting bad again in the pond. Will start shutting down the aerator system from 1PM to 6PM during the summer.

#4 Reserve Study 7:26PM HOA is at 15% in reserve fund; a healthy reserve should be at least 70%. The board will review complete reserve study and vote on dues for 2027 in Q4 meeting.

#5 Catch Basin Cleanup 7:47PM Lee stated we need volunteers to clean up weeds and cut down offshoots of the trees that have been removed. We will not do a set clean up date for this, just when members have free time, go to work in that area.

#6 Late Dues 7:52PM Terri advised the one HOA member that had not paid, now has paid. They only paid the dues not the late fees or penalties. Lee motioned to waive late fees and penalties, Randy seconded, all in favor

#7 CD 7:55PM Terri shared we have renewed the CD of \$10,000. The original CD was for 4 months and the interest the HOA received was \$123.00

#8 Board of Directors Operating Manual 7:57PM The board is required to have an operating manual. Lee and Jamie will look into what is required in this manual

#9 Wood Chips 8:00PM Lee states we still have a lot of woodchips free to all HOA members. Lee will send another email reminding everyone to come and take some free woodchips

#10 Old Business 8:03PM No old business

#11 New Business 8:04PM Kevin sold his lawn business, new owner will continue to do the HOA lawn service

8:05pm Terri made motion to adjourn meeting, Lee second

ADJOURNMENT:

The meeting ended at 8:05 PM.

Minutes submitted by: Jamie Pike_____

Approved by: Lee Nelson_____