

Meeting Minutes For:
Quarter 1 2025 Woodland Ponds Board Meeting

Meeting Details: Location: Nelson Residence, 63342 Lavender Circle

Meeting Facilitator: Lee Nelson
Secretary: Jamie Pike
Date: February 13, 2025 6:30 PM (Meeting started at 6:35)

Attendees:
Lee Nelson
Terri Stradley
Jamie Pike
Bill Welfelt

Absent board Members:
Tina Suppes

Homeowners: None

Meeting called to order at 6:35 PM by President Lee Nelson. Lee read the minutes from Board Meeting on 12/5/2024.

#1 2024 Expenses/2025 Budget

6:42 PM Board reviewed the 2024 Expenses/2025 Budget with verifying all numbers are correct. Terri stated 6 homeowners still have not paid 2025 Dues. A reminder email will be sent to these homeowners. Lee motions to approve budget, Bill second, all in favor. Terri will talk to HOA Bank to see if going forward if there is a way for homeowners to send dues electronically to HOA Bank account directly. Bill made a motion to increase transfer fees for new homeowners from \$50 to \$100. Lee second, all in favor.

#2 Reserve Fund

6:55 PM Lee proposed to add some funds to reserve fund, Bill suggest we hold off until end of year to make sure we have enough in our operating account to cover 2025 expenses. The board agreed to wait until end of 2025 to add to reserve fund.

#3 Sunrise Ditch Company Membership

7:00 PM Bill and Lee attended Ditch Co. meeting on 2/6. Bill stated one area of the ditch (580 feet) is not piped and is causing some flooding for the users of the ditch. Ditch Co. received a bid for piping this section, but it was way over what was anticipated cost. Bill and Lee will work with Sunrise Ditch Company on February 20 (weather permitting) to burn and clean out that area of the ditch.

#4 Maintenance Projects

7:10 PM We have 3 major projects that Woodland Ponds need to work on. Ponds to be cleaned, removing algae and cattails around the ponds. The HOA will do this work themselves to save money. Cattails need to be removed along path and ditch as well as add 15-inch pipe in ditch, this will need to be done by a professional, quote of \$4824, the board will hold off on this work. HOA needs to finish the rip rap on the riverbank, this will need to be done by a professional, quote \$3850, the board will hold off on this work. HOA will get a bid to remove cattails and spray the path. HOA will have a professional come 2-3 times a year to do common area clean-up.

#5 Amendment 4

7:30 PM Lee read through the new proposal for Amendment 4 for board approval. The board will be sending this out later 2025 for homeowners to vote on. Bill motions to approve, Terri second, all in favor.

#6 Board of Directors Operating Manual

7:57 PM Lee stated we need to put together a manual of roles and responsibilities. Lee will start this, for the board to approve later in 2025.

#7 Annual Owners Meeting

7:59 PM Plan for April 2025, Lee will check with the Police Department to confirm what date is available for booking the meeting room. It was decided to keep the meeting at this location as it is free to the community.

#8 Officers

8:01 PM Bill will stay as Vice-President until after the owners meeting in April. Notification will be sent to homeowners to see if anyone is interested in joining the board.

Old Business:

#1 Newsletter

8:03 PM Terri and Lee will work on finding a free template for a quarterly newsletter for the HOA

New Business:

#1 Water Committee

8:08 PM Woodland Ponds needs a water committee to help with turning water on/off, maintenance, etc. Request will be sent out to homeowners asking for volunteers to join.

8:11 PM Jamie made motion to adjourn meeting, Lee second

ADJOURNMENT:

The meeting ended at 8:11 PM.

Minutes submitted by: Jamie Pike_____

Approved by: Lee Nelson_____