

2026 Woodland Ponds HOA Homeowners Meeting

May 30, 2026- 6:30PM

Location: Woodland Ponds Community Pond

Board Members present were:

Lee Nelson- President

Randy Rael – V.P.

Terri Stradley- Treasurer

Jamie Pike- Secretary

Homeowners: There were approximately 10 residents in attendance.

The Meeting was called to order at 6:40 PM on May 30, 2026, by President, Lee Nelson.

6:40 PM Lee thanked the residents for attending and introduced the board members

#1 Owners Forum 6:41 PM

Lee read the meeting minutes from the HOA meeting in 2025. Terri made motion to approve; Randy second. All in favor

No homeowners had anything for owner's forum

#2 Vice President Report 6:50 PM

Randy updated the HOA has removed cottonwoods at the West end of the Subdivision, this will help reduce the amount of leaves that collect in the catch basin. The ponds have been cleaned up and wood chips spread on the path. Thanks to volunteers for helping. We will start spraying the cattails in the common areas, there will be signs and emails for this, as everyone will want to stay away from these areas while being sprayed. Homeowner Greg stated with the aerators in the pond, it has really helped reduce algae and mosquitoes. Lee stated the HOA has extra woodchips, if anyone needs any, please help yourself

#3 Treasurer Report 7:02 PM

Terri reviewed the 2025 ending balance. Dues were raised for 2026. Operating budget for 2026 is approximately \$13,304.32. \$1,000 was transferred to the HOA reserve fund. One (1) homeowner still has not paid 2026 dues. The Board is notifying homeowner. The electric bill for the HOA is about 3 times higher in the summer since the pond aerators have been added. Board

voted on moving \$10,000 to a short term 4 month CD. It will mature in July, hoping to get a little more interest earned with CD vs regular savings account. Greg suggested the board to look into VMFXX money market for better return. She is working on a reserve study, as we need to be prepared for anything big happening to the infrastructure, as it is 20 years old. The Board will review again this year if annual dues will need to be increased.

#4 Secretary Report 7:20 PM

Jamie reminded HOA about woodlandponds.net website. Shared that a member of the HOA has created a private Facebook page for homeowners ONLY, this Facebook page is to connect with our neighbors, it is not an official HOA page. All questions/concerns/information for the board will not be addressed on this Facebook page. All board and HOA will need to be addressed via email at woodlandponds@gmail.com

#5 Maintenance Projects 7:25 PM

Lee stated all major maintenance is up to date. There have been a few of the HOA members that have continuously helped with maintenance. That is helping with keeping maintenance costs down. We do need to start thinking about dredging the upper pond again. We will have to look at the cost. To reduce algae, we may need to add another bubbler. Lee and Bill W. will do more research. The major expense this year has been removing the cottonwoods. The cattails will need to be continuously sprayed to keep them under control. This helps with keeping a good water flow through the ditch.

#6 Water Committee 7:28 PM

Bill stated we must do a weekly flush of the system. That is handled by the Water Committee volunteers. Woodland Ponds receives water from Happy Canyon; it flows down to the Sunshine Ditch. Since Woodland Ponds is at the end of the flow, before going to the river, we are in good shape right now for water. However, we all still need to watch how much we are watering.

#7 Request for Volunteers 7:32 PM

Lee stated we need more HOA members to volunteer to help with maintenance in the common areas. If we don't have volunteers, we will have to pay someone to do more maintenance. Lee's term is up for President, he has offered to stay on until someone takes the role, or the end of 2026. He will not be able to do President role after 2026.

#8 Amendment #4 7:37 PM

Lee opened the floor to any HOA members that has questions or concerns for the passing/not passing of Amendment #4- no questions or concerns

#9 Covenants 2026 7:38 PM

Covenants auto renewed in 2026

#10 Theft & Crime 7:39 PM

Lee reminded everyone to be aware, see something, say something. One HOA member recently had E-Bikes stolen from their garage. HOA can't control who is on our streets, the streets are owned by the county.

#11 Weeds, Lawns, Irrigation 7:33 PM

Lee asked to please not overwater your lawns. Make sure your sprinkler system is updated and functioning properly. If you need help with this, reach out to Lee or Bill and they can point you in the right direction. The HOA has a few houses that need to work on their yards (weed control, dead grass, etc.). Also control weeds in gravel areas.

#12 ARB Guidelines 7:48 PM

All information for ARB Guidelines can be found on woodlandponds.net or you can email the board with any questions

#13 Exterior Lighting & Cameras 7:49 PM

Lee recommended motion detection light bulbs for your outdoor lights. This will help with security and not have to have outdoor lights on all the time. Owners may want to consider doorbell cameras and maybe additional cameras.

#14 Final Comments & Questions 8:15 PM

Tom asks if he can spray the path behind his house for weeds. Yes he can, he will email the Board, so the Board can advise all HOA members. Mary stated that along the curb in front of homes, there is a lot of weeds between the curb and the pavement. It was recommended that each homeowner spray or pull the weeds in the road in front of their house, spraying their yards for weeds well.

7:56 PM Lee motion to adjourn, Terri second, all in favor

ADJOURNMENT: The meeting ended at 7:56 PM.

Minutes submitted by:

Jamie Pike_____

Approved by: Lee Nelson_____

