

6/12/25 Woodland Waters HOA Monthly Board Meeting Minutes

Call to Order

Ed Butler called to order the regular meeting of the Woodland Waters Homeowners' Association at 6:30 PM. The "Pledge of Allegiance" was said. A moment of silence was held for those fighting cancer.

Board Members Present

The following board members were present: Ed Butler, President; Bernie Embden, Vice President; Maria Shelby, Secretary; Phil Boerum, Director; Russ Coomer, Director; Gloria Siecinski and Todd Kennedy were absent.

Approval of Minutes

Maria Shelby read the minutes from the May 8th, 2025, meeting. Russ Coomer motioned to accept the minutes. Bernie Embden seconded. The minutes were approved.

Approval of Financials

Ed Butler read the financial report. We had a beginning balance of \$236,452.12 and an ending balance of \$231,249.22. Bernie motioned to accept the financials and Phil seconded. The financials were approved.

Committee Reports

Beautification - A-Z will be taking out 12 pine trees due to infestation - 6 at the boat launch and 6 at the mailbox by the entrance. Pickleball paint will be ordered and should be in a week or so. The cost of the paint will be approximately \$200.00.

Deed violations - We have 13 violations out currently, primarily for lawns. Pursuant to non-compliance of violation 12142024-10148, motion to fine homeowner on Whisper Ridge Trail \$100.00 beginning today, June 12, 2025. Fine to accrue at \$100.00 per day until the violation is remedied or a maximum of \$1000.00 is reached. Ed Butler seconded. The board vote was unanimous to fine the homeowner.

Pursuant to non-compliance of violation 04232025-1025 Bernie motioned to fine the homeowner on Ridge Top Loop \$100.00 each day starting today, June 12, 2025. Fine to accrue at \$100.00 per day until either the violation is remedied or a maximum of \$1000.00 is reached. Ed Butler seconded. The vote was unanimous to fine the homeowner.

ARC - 2 repaints, 3 roofs, 1 fence, 1 shed, 1 window replacement, 1 screened entrance, 1 garage shed rejection.

Old Business

Phase 6 merger is coming along. The attorney is looking at what changes are needed in the by-laws to absorb Phase 6. Woodland Waters will require 75% of the vote in favor to merge with Phase 6.

New Business

In order to comply with the new HOA regulations, the ARC will be required to have duly noticed meetings. The ARC guidelines are being updated for clarification. Anything that affects the membership, like the ARC amendments needs a 15 day notice to inform the membership and a duly noticed meeting must be posted.

Illegal sheds - spoke with the homeowner back in the summer of 2024 and he mentioned putting a garage in his front yard for his cars. The homeowner was told at that time this would not be approved. No request was received for the shed or garage or fence for his dogs.

A variance was applied for an opaque privacy fence six feet by sixty feet in length to be used as a screen from his neighbor's backyard. This goes against the CC&R's which specifically state except around swimming pools, a fence can be no more than four feet tall and must be constructed of non-opaque material. It was recommended that a four foot non-opaque fence, supplemented with shrubs to provide screening as an alternative. The variance request was denied by a unanimous board vote.

A financial reserve study was suggested and was tabled.

Adjournment

Ed Butler adjourned the meeting at 8:17 PM

Submitted by:
Maria Shelby