

1/8/26 Woodland Waters HOA 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.

Board Members Present

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

Approval of Minutes

Maria Shelby read the minutes from the November 20th meeting. Russ Coomer motioned to accept the minutes. Phil Boerum seconded. The minutes were approved.

Approval of Financials

Ed Butler read the financial report. We had a beginning balance of \$193,523.12 and an ending balance of 188,695.65. Ed motioned to accept the financials and Russ seconded. The financials were approved.

Committee Reports

Beautification - Phil said they got the Christmas lights up and taken down. Got started on the work needed on the Hernando Ridge mailbox. We need a battery powered grinder since there's no power at the site. Will be replacing the bulletin board for the Enclave that got destroyed in the vehicle crash last month.

ARC - 3 roofs, 4 paint, 1 addition, 1 stonework facade

Violations - 2025 - issued 71 violations and closed 55 violations.

Bernie motioned to fine a homeowner pursuant to non-compliance of violation 10012025-9531. Phil seconded. Motion passed unanimously to fine the homeowner.

Bernie motioned to fine a homeowner pursuant to non-compliance of violation 10152025-11224. Ed seconded. Motion passed unanimously to fine the homeowner.

Bernie motioned to fine a homeowner pursuant to non-compliance of violation 10252025-10300. Ed seconded. Motion passed unanimously to fine the homeowner.

Bernie motioned to fine a homeowner pursuant to non-compliance of violation 11172025-9633. Ed seconded. Motion passed unanimously to fine the homeowner.

Old Business

(None)

New Business

Todd Kennedy and Gloria Siecinski have resigned. We wish them well and thank you for your service. The board will run on 5 people. Russ will be chairing the HOA picnic. Saturday, March 28 at the boat launch. It will be catered. No farm animals allowed no chickens, pigs, etc. in Woodland Waters.

Ed recommends Aaron Silberman Law to handle the day to day issues. Bernie seconded. The motion was passed unanimously. We will no longer be working with attorney John Renke. Attorney Jonathan Ellis, out of the Becker Law firm will be working on the Phase 6 merger. He called it a simple merge and the legislature is in session so this merge could happen by March. We need to start writing violations for lawns. Lawns are starting to look bad. People need to check and maintain their sprinkler systems. Watering your lawn and vegetation is essential, especially during the drought.

Adjournment

Ed Butler adjourned the meeting at 7:32

Submitted by:
Maria Shelby