

WoodCove HOA Annual Meeting Agenda 9/25/25

1. Call Meeting to order
 2. Review last minutes – Teri
 3. Review Budget- Cindy
 - 4.3: AA landscaping: Explanation Of projects
- .Unexpected repairs to water infrastructure:**

A- Park #2 Main line brake. Replaced parts grass removed to complete work and Re-Sodded
B- Home owner near Shack. The pump motor was very loud, water was coming into the homeowners back yard. Causing us to replace the motor with the spare we had.
C- Home owner- Line break in back yard water coming up into 2 home wonders. Replaced
Because of the problems we have run into this year we have spent over 19,000.00 dollars. Now we'll have to replace the spare pump motor.

Exhibits of A park #2-



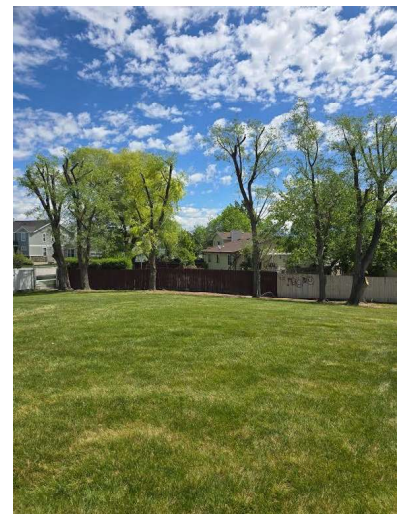
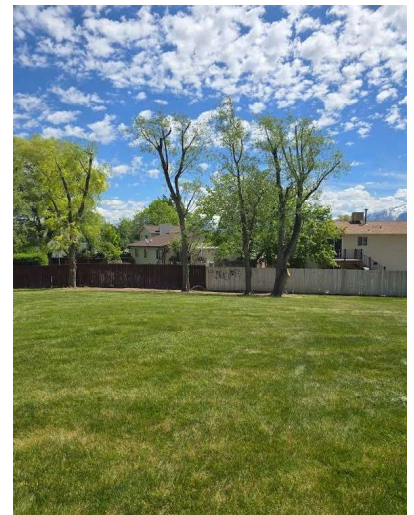
Exhibits of A park #2-



Exhibits of C- on Pump Line brake behind home over on 7840w now compleated



Tree Trim in Park#3 Compleat



Resulting

A: An increase in HOA fees to buy a new motor for the pump house, prepared for possible line breaks, and all landscaping needs.

Forecasting a 15% increase in homeowner fees (from \$56.03 to \$64.43 per month).

Use of Reserves explanation: woodcovehoa.com >Governing Documents > Current Amendment and Restatement of Declaration of Covenants, Conditions and Restrictions. Current Bylaws

Possible Project at a glance

Replacement \$19,513.98 + safety regulations and permit requirements.

Potential dues increase of \$12.81 per month to fund a playground project or special assessment



Components					
Part Number	Description	Qty	Weight	Volume	Unit Price
200203668	Hypersonic Slide 8'	1	425.00	112.00	6,638.00
Total					
6,638.00					
Additional Items					
Part Number	Description	Qty	Weight	Volume	Unit Price
105295	BAG ZIPLOCK 12" X 14"	1	0.00	0.00	0.00
200111492	Label, Identification stamped w/rivets	1	0.00	0.00	0.00
925960	THUMB DRIVE 2GB - PPLT	1	0.00	0.00	0.00
INSTALL BK	INSTALL BOOK FOR PP ORDERS	1	0.00	0.00	0.00
Total					
0.00					
Parts By Other					
Part Number	Description	Qty	Weight	Volume	Unit Price
2by2412	4"x12" Containment Border/Steel Spike Combo	6	0.00	0.00	29.00
2by2steel20	Plastic Border panels	1	0.00	0.00	13.00
EWf	20" steel spike	77	0.00	0.00	95.00
Engineered Wood Fiber Per a Cubic Yard / IPEMA					
Certified per cubic yard					
enough for 2357 sq ft of existing play area adding 7" depth					
2/6/2025					
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Grand Total					
EWf	Delivered and blown in Engineered Wood Fiber Per a Cubic Yard / IPEMA	16	0.00	0.00	95.00
Certified per cubic yard					
enough for 319 sq ft of new additional play area adding 12" depth					
Filter Fab	Delivered and blown in Filter Fabric Material per sq ft	319	0.00	0.00	0.45
Filter Fabric for under new wood mulch area					
Totals:					
Equipment Weight: 425.00 lbs					
Equipment Volume: 112.00 ft³					
Equipment List: \$6,638.00					
Discount Amount: -\$1,039.00					
Products Subtotal: \$5,599.00					
Products by Other: \$9,165.55					
PBO Freight: \$179.00					
Installation: \$3,500.00					
Freight: \$0.00 Code: 200203668					
Estimated Sales Tax: \$1,070.43					
Grand Total: \$19,513.98					



DOUGHNUTS AND TREATS
DATE AND TIME TBD