

**Meeting Notes**  
**Woodlands HOA Annual Meeting**  
**January 11, 2022**  
**East Side Fire Station**

Craig Winchell, HOA President, called the meeting to order at 6:00 p.m. and welcomed members.

**President's Report by Craig Winchell.** See attached at end of notes.

Discussion regarding residents who do not pay their dues followed. Tammy Freeman, HOA Treasurer, stated that the percentage of homeowners who pay their dues has risen every year since 2019. Craig stated the Eighth Filing that includes the subdivision restrictions and building conditions allows for late fees and attorney's fees to be charged to homeowners who fail to pay their dues, and even liens to be placed on their homes, but the Board of Directors has voted to instead continue to remind and encourage people to pay.

A suggestion was made for the HOA to pay for the sheriff's patrol year-round. Homeowners may be more willing to pay their dues if they can see the dues are being used to promote the safety of their homes and families. The Board of Directors will determine the cost of a year-round patrol and consider this suggestion at its next meeting.

Discussion also included homeowners who do not make needed repairs to their homes and/or yards. This is something that is also included in the subdivision restrictions and building conditions. If complaints are sent to the HOA, the HOA's Architectural Control Committee can send a letter to the homeowner notifying them of the violation that must be addressed.

**Treasurer's Report by Tammy Freeman.** See attached at end of notes.

**Election of Officers**

The following people were nominated from the floor and elected by acclamation since there was no more than one nominee for each office:

Treasurer – Tammy Freeman

Secretary – Jeanne Rube

Vice-President – Chris Hine

President – Craig Winchell

At-Large Board Members – Maureen Bowyer, Marshall Fair, Tommy Mai, Ruth Moore

Jeanne Rube requested to serve as Secretary only until a replacement can be found. At that time, she would be willing to serve as an At-Large Board member.

**2022 Budget and Goals**

There has been a suggestion to improve the landscaping at the O'Neal entrance to the subdivision. The board will consider this at its next meeting.

There will also be additional social events planned throughout the year.

The meeting was adjourned at 7:00 p.m.

Attachments: President's Report, Treasurer's Report

## **President's Report**

### **Craig Winchell**

The board had some changes during 2021. Our vice-president moved to Lafayette and 3 at-large board members did not complete their terms for personal reasons, so we have some vacancies on the board that we can hopefully fill in the elections tonight.

Next, I would like to discuss one of my major frustrations as president which is the lack of contact information on all our homeowners that could be used for a subdivision communication system. During the 2016 flood, I would have loved to have had a text alert system that would have notified every homeowner when the flood waters first entered the subdivision. We found out our street was flooding when the water was three houses away! But after numerous requests for complete contact information over the last two years, the HOA still has no contact information on 138 homeowners. We have complete information on 129 homeowners and partial information on the remaining number. I'm hoping the board can figure out a way to get all the contact information we need to start an alert system.

Changing topics, I happened upon the notes from the 2004 HOA's Annual Meeting and the concerns expressed then were many of the same concerns I have heard during my years as President, mainly, the upkeep of homes and yards, parking on the streets and lawns, paying dues, neighbors not picking up after their dogs, and cars speeding and not stopping at stop signs. It is frustrating that eighteen years later we are still dealing with some of the same problems, but I'm also a little relieved that it's not just me who has not been able to fully alleviate them. I had hoped that when we approved the 8<sup>th</sup> filing in November 2019 that some of these concerns would be addressed, but I feel we still have a long way to go. Article 3.05 discusses the upkeep of our mailboxes and that they enhance the overall appearance of the subdivision. Articles 4.08 and 4.09 refer to the maintenance and upkeep of our houses and lots, and off-street parking. Article 5 deals with mandatory membership, dues payment and the association's rights and duties. When homeowners don't maintain their homes and yards, repeatedly park in the street, or don't pay their dues, it impacts all of us. I believe most of our homeowners take pride in their homes and our neighborhood, follow the rules, and accept their responsibilities as HOA members. We have not yet found the perfect solution for those who don't.

I want to end my report by talking about all the good things I have seen during my term. The volunteers on the Helping Hands committee who cut yards, fix fences, cut and moved fallen trees and limbs after Ida, and many more individual and group activities. We had a few ladies organize our first annual neighborhood garage sale with about ten families participating. We have had over 800 visits to our website and 139 members in our Facebook group. Tammy Freeman worked very hard to bring back our neighborhood Christmas Party that was well attended and has started conversations for more social events. Shaan Rube cleaned our two entrance signs, David Fougousse still cuts the area across the street from the now closed bank. We had amazing participation in the Halloween and Christmas decorations contests, there were many tough months deciding the winner of the Yard of the Month, and local boy and girl scouts helping hand out flyers. We finished the year again with the off-duty police patrol that I feel helped us have a very low, if not non-existent, crime problem this holiday season. This all makes me believe that 2022 will be the beginning of a great future for the HOA and the subdivision and hopefully with more participation and involvement to help the new board. Thanks again for your help and support!

## **Treasurer's Report**

### **Tammy Freeman**

|                               |                    |
|-------------------------------|--------------------|
| <b>Beginning balance</b>      | <b>\$8,634.41</b>  |
| Lawncare                      | <b>\$1,435.00</b>  |
| Office/ meeting announcements | <b>\$2,585.10</b>  |
| Yard of the month / contest   | <b>\$450.00</b>    |
| Entrance                      | <b>\$412.57</b>    |
| Contests                      | <b>\$210.00</b>    |
| Sheriff                       | <b>\$2,220.00</b>  |
| <b>Total expenses</b>         | <b>\$7,312.70</b>  |
| Remaining balance before dues | <b>\$1,321.71</b>  |
| Deposited amount              | <b>\$11,611.86</b> |
| <b>Ending balance</b>         | <b>\$12,933.57</b> |

Our balance on 1/1/ 2021 was \$8,634.41. Our 2021 expenses were \$7,312.70. That left us with a balance of \$1,321.71 before dues were deposited. We collected +/- \$10,300 in 2021 dues. Our balance on 12/31/2021 was \$12,933.57. The deposited amount reflects 2021 dues and 2022 dues that were collected before 1/1/2022.

| Street       | # houses   | 2022      | 2021       | 2020       | 2019      |
|--------------|------------|-----------|------------|------------|-----------|
| Honeywood    | 22         | 8         | 13         | 8          | 7         |
| Riverdale    | 19         | 4         | 8          | 4          | 1         |
| Shadybrook   | 58         | 14        | 36         | 32         | 17        |
| Shadyglen    | 23         | 2         | 14         | 11         | 11        |
| Woodbranch   | 5          | 0         | 4          | 3          | 1         |
| Woodlong     | 26         | 5         | 14         | 12         | 7         |
| Woodlore     | 71         | 9         | 35         | 26         | 13        |
| Woodmoss     | 67         | 19        | 43         | 31         | 18        |
| Woodway      | 18         | 1         | 6          | 4          | 4         |
| Woodwick     | 47         | 9         | 25         | 23         | 14        |
| Woodwind     | 21         | 1         | 8          | 7          | 4         |
|              |            |           |            |            |           |
| <b>Total</b> | <b>377</b> | <b>72</b> | <b>206</b> | <b>161</b> | <b>97</b> |
|              |            | 19%       | 54%        | 42%        | 25%       |

The percentage of homeowners that paid dues went up 12% in 2021. The HOA is continuing to send notices and late notices to homeowners that have not paid. Responses and payments are received with each notice. As of 1/10/2022, 19% of homeowners had paid their current dues.

**Please direct questions or suggestions to Tammy Freeman @ [woodlandsbtreasurer@gmail.com](mailto:woodlandsbtreasurer@gmail.com)**