

Woodlands HOA 2023 Annual Meeting Notes
January 8, 2023
6 p.m. East Side Fire Station

HOA President Craig Winchell called the meeting to order.

President's Report – Craig Winchell

- A volunteer is needed to take over the Yard of the Month and someone to take over the information/message boards. Maureen Bowyer volunteered to do the Yard of the Month.
- Complaints received throughout the past year were mainly about cars parking on the street and/or on front lawns, and homeowners not maintaining their yards and homes. These issues were all addressed with the homeowner and most complied, but not all.
- The Woodlands' Facebook page is a good tool for sharing information about our neighborhood. The administrators try and monitor the comments posted to ensure they adhere to community standards. When they don't, we remove them or end the conversation. Please let us know if you see any inappropriate comments.
- Our HOA has joined the Greater Baton Rouge Civic Association to get ideas and information about best practices.
- The HOA hired an off-duty sheriff's deputy to patrol our subdivision for two hours per day or night at random hours for 12 weeks in addition to time during the holiday months. There were several instances where I received a concern from a homeowner that I was able to refer to this deputy.
- A Woodlands' directory of all homeowners could be used in case of emergencies (such as the 2016 flood) and to disseminate general neighborhood information. I have tried numerous ways to get contact information on all homeowners, but there are still 130 residents for whom I have no contact information.
- The neighborhood-wide garage sale was successful last year and will be held again this year.
- Thanks again to David and Patti Fougousse for doing all the landscaping work at the O'Neal entrance and to Tammy and David Freeman for hosting the Christmas Social at their house. Tammy thanked the Winchells for hosting the Spring Social at their house.

Discussion

- Concern about owners of rental houses not keeping up their property. Calvin Moore volunteered to contact the owners that we are aware of.

- Suggestion that a temporary subdivision sign be placed at the Old Hammond Hwy. entrance close to the information board until the roadwork is completed and a new, permanent sign will be purchased. Craig said the HOA still has the top of the old sign that was removed by the city and that one could be put back up with new posts.
- Concern about the canal behind Woodwick. Referred to 311.
- Concern about speeding in the neighborhood. Homeowners should call the sheriff's office.

Treasurer's Report – Tammy Freeman

- The number of dues-paying homeowners remained the same from 2021 to 2022, but it was an increase over previous years since the flood.
- The biggest expense was the sheriff's patrol, but this was paid for out of a budget surplus. The board will decide whether to continue this patrol.
- The other large expense was office supplies, which includes printing and postage for the annual meeting mailout.
- Tammy thanked Shaan Rube for continuing to do the subdivision lawncare at a greatly reduced rate.

Discussion

- Concerns were expressed about homeowners who don't pay their dues. One suggestion was to contact every realtor who lists a house in the subdivision to ensure they have the link to the neighborhood restrictions and bylaws and understand that membership in the HOA and dues are mandatory so they can pass this information on to the buyer. Craig said he provides this information to the title companies who all call him before the closing, but he can begin calling the realtors as well. He encouraged everyone to let him know when a house goes on the market in case he misses the sign.
- Another suggestion was to ensure homeowners know what their dues are being used for. The HOA does this through the newsletter and Facebook, but it doesn't reach the people for whom we don't have contact information.
- Another suggestion was to get more neighborhood involvement by asking residents to submit possible designs for the new subdivision sign at the Old Hammond Hwy. entrance with a prize for the winner. It may be a while before this is needed, but people can start thinking of ideas.

Board of Directors Report – Craig Winchell

- The board still has a vacancy in the position of Vice-President. Calvin Moore was nominated. According to the bylaws, a vacancy on the board shall be filled by the board except for the position of president. (After the meeting the board voted to approved Mr. Moore as the new HOA Vice-President.)

- April Ziffer was elected by the board at its last meeting to fill the vacant position of Secretary.

The meeting was adjourned.