

Meeting of the Woodlands Winding Brook HOA
Thursday, August 8, 2019
7:00-9:00
Noodles

Board Members Present: Connie Beckwith, Linda Scott

Not Present: Sarah Taylor (family emergency out of state)

Also Present: Financial Manager-Carolyn Brown; Property Manager-James Eiermann

Homeowners Present: Elizabeth Starr, Steve Wennerberg, Cindy Johnson, Jeanette Clausen, Sherry Jeffers, Diane & Randy West, Keith Mize, Cathy Stone, Edward Gubar, Valerie Grim, Shelley Taylor, Aran Mordoh, Kathy Sheil, Lisa Meuser, Linda Parrott

Linda called the meeting to order at 7:02 and explained that there were no July 11 minutes at this time because Sarah was in Florida on a family emergency. Those minutes will be approved at the next regular meeting.

Linda presented the minutes from the phone meeting on July 17 in which Connie, Sarah, and Linda voted unanimously to postpone the Special Meeting that was originally scheduled for July 24. Linda said that the waiver that the Board members were required to sign in order to legitimize the phone meeting was not available at the meeting because Sarah had it. Linda reviewed the reasons for the postponement: unclear proxy instructions and lack of financial information. She thanked former Board President Elizabeth Starr for her guidance regarding the proxy instructions. Linda also stated that the Board was hoping to reschedule the meeting for September, but it had been suggested to Board members that it would be more efficient to present the resolution at the Annual Meeting in October. Resident Allie Ferrerio expressed anger at this delay. Linda acknowledged Allie's frustration and emphasized the need for a financial impact statement, which was difficult to obtain without a treasurer.

Carolyn Brown gave the financial report, noting that our landscaping costs are rising. Connie announced that because we have no treasurer, she took the initiative to review the past 6 month's income and expenses. She noted that we were over budget on legal fees. She also noted that the \$25,000 allocated for landscaping is almost gone with 5 months left. She noted that we still have money allocated for grounds and maintenance in which to make up the shortfall, but she is concerned about this high number. Linda agreed that the number was high, especially in light of recent complaints about the quality of the work. Residents reported problems with the manner in which Lamontagne trimmed back the bushes. A chainsaw was used, and residents who are knowledgeable about landscaping said that the bushes were trimmed at the wrong time. Linda said that she would like to set up a meeting with Ken Lamontagne to talk about the dying bushes and to devise a plan for the rest of the year that is within our budget. Upon learning that Lamontagne charges by the hour instead of the job, resident Valerie Grim suggested that we negotiate by the job so that if Lamontagne takes longer than expected to complete a job, it is on them. James mentioned that the Woodlands is the only one of his properties that uses Lamontagne. Connie and Linda expressed interest in

learning about some of the other landscapers that James is familiar with. James said he could share a list of companies for us to consider for next year's contract.

Linda expressed concern regarding the deck posts. On July 22, Linda walked the property with James in order to look at deck posts. James showed her the work that was done after the Board approved a \$2,500 expenditure. The previous posts were 4 X 4 and are now the recommended 6 X 6. James also showed Linda where workers had installed the footers (something to anchor the post to the ground) that many of the posts previously lacked. James and Linda observed more posts in need of repair. Connie reminded everyone that joist brackets had been installed on the decks, and when the county commissioner inspected them, he said that the brackets were installed with the wrong screws. PBS (contractor) replaced the screws and that the decks are safe. Resident Allie Ferrerio spoke up to say that a home inspector told her that her deck was not compliant. Linda said that the Board would look into that. Linda reminded Connie that the original bid for deck posts was \$5,600, and that since the budget allocated \$5,000 for decks, the rest of the bid should be approved. Connie asked James for a list of the units whose decks had been repaired. Linda expressed support for this request because of the need for keeping good records. She gave examples of how accurate records of maintenance can save money and inform new Board members or residents of the history of a particular unit or building. Linda began to make a motion but was stopped by Steve Wennerberg who questioned the propriety of voting with only 2 Board members. Linda noted that they were a quorum and attempted to cite the covenants. When she was unable to find the item quickly (Note: Article IV, Section 12), she said that to be on the safe side, no motions would be made. Discussion ensued about holding a meeting on August 22 in order to vote on bids.

Linda invited homeowners to ask questions or to comment on the resolution that was drafted by Mike Carmin. The resolution, which will be put to a vote of the homeowners, calls for residents to classify repair expenses associated with basement slabs and foundation walls as common expenses.

Resident Randy West asked if homeowners would have a say in the approval of the bids for basement repairs. He expressed concern that repairs could be as much as a million dollars. The question was raised on whether or not the resolution could be revoked.

Resident Edward Gubar asked about the need for this resolution. Linda explained that there were sections of the covenants that are open to interpretation, and that the Board has been presented with conflicting legal opinions. When Edward asked to see these interpretations, Allie Ferrerio told him that the Board will not release them because of attorney-client privilege. Connie said that the lawyer will release summaries.

Resident Steve Wennerberg asked about Mike Carmin's qualifications to draft this resolution. Linda gave a brief history of the resolution. At the Special Meeting on basements on June 27, a motion carried to call a Special Meeting of homeowners to vote on whether or not to treat basement and foundation repairs as a common expense. The motion included engaging the services of property attorney Mike Carmin to write the resolution. Linda stated that she was carrying out the motion when she met with Mr. Carmin.

Resident Allie Ferrerio asked how the resolution would affect 13 B of our covenants. Elizabeth Starr said that 13B is 13B.

Aran Mordoh said that she would like to see the Woodlands engage in routine maintenance and get to the point where we are not fixing things piecemeal. James (property manager) agreed.

Connie returned to the fact that basement repairs and maintenance can be very costly. She wondered if we could revoke the resolution if the repairs became too costly. Linda agreed to ask Mike Carmin if the resolution could be revoked. It was suggested that we invite Mike Carmin to the meeting on September 12 so that he could answer questions. Linda and Connie agreed to ask him.

Edward Gubar verbalized a concern about the conditions of the vote at the Special Meeting. He clarified that only homeowners who are current on their fees may vote. Edward pointed out that as few as 14 people would be making a decision of financial importance to all. Linda pointed out that while only 14 homeowners were required for a quorum, she felt certain that many more than 14 would attend the meeting; in fact, more than 14 homeowners were in attendance at that very moment.

Homeowners asked what repairs to basements and foundations might cost. Connie gave some statistics: In 2005, 12 units were repaired at a cost of \$16,200; 2008-8 units at \$10,800; 2016-3 units at \$17,500; 2017-1 unit at \$11,000, and 2 units at \$20,000 (Note: It is unclear if this is the total cost or if repairs were \$20,000 each.) After reciting these figures, Connie suggested that we vote every year. Aran Mordoh pointed out that long-term plans with the anticipation of repairs would help make these repairs possible.

The question of the cost led homeowners to a discussion about where we would get the money. Linda said that there was talk about a loan. She mentioned a chart that Ken Shafer had prepared which stated, for example, that if the HOA borrowed \$600,000, fees would increase about \$114 a month to pay the loan and interest. Linda reminded everyone that while \$600,000 sounds like a lot of money, the Woodlands has a long list of needs. Some of the needs are listed in the Reserve Study. She pointed out that if they completed the maintenance in reserve study with no fee increase or special assessment (in addition to the \$114 for the loan), the HOA would be out of money around 2024.

The homeowners ended their discussion by recapping the pros and cons of treating basement repairs as a common expense. One con is that fees will increase. One pro is that residents will maintain their property values. It was pointed out that a unit with a problem-free basement recently sold for \$179,900.

Linda ended the meeting with some good news to homeowners: the owner of 2307 has decided to remove the troublesome tenant on October 5th. She reminded everyone to stay vigilant between now and then, and to communicate with Frankie Presslaff of the BPD. Frankie's contact information is in the email that she recently sent out. Aran Mordoh invited homeowners to sign a petition that was drafted by another resident who could not attend the meeting, asking the owner of 2307 to remove the tenant. Even though the owner has agreed to remove the tenant, many homeowners in attendance signed the petition anyway, just in case the owner was thinking of changing her mind.

Linda announced that there would be another meeting on Thursday, August 22 to vote on bids, provided that the room was available and all 3 of the board members could attend.

She would communicate with homeowners if there was to be a meeting.
Meeting adjourned at 9:00.

Linda Scott