

2024
October Annual Meeting
The Woodlands Winding Brook HOA
10/10/2024

Board:

Kris Kuntz: President/Treasurer

Cathy Brown: Acting Vice President

Li Meuser: Secretary

Jeanette Clausen: At large board member

Valerie Grim: At large board member



the woodlands

Reminder of contact information

Listed at the bottom of the agenda and on all board emails

The Woodlands HOA Website: <https://www.woodlandshoa.net/>

HOA Request link: <https://www.woodlandshoa.net/hoa-requests/>

Homeowner Google Drive Access:

<https://drive.google.com/drive/folders/0AINrI5OycSUwUk9PVA>

Open board meetings 2nd Thursday of the month from 7-8:30pm (no December meeting)

Town hall meetings 3rd Thursday of the month Quarterly (March, June, September (no December meeting))



the woodlands

Call to Order

- **Comment Period:** Please hold all general homeowner comments for the “homeowner comment” period at the end of the meeting (last 15-30 minutes, as time allows). Topic specific feedback will be solicited on items before voting.
- We welcome homeowner comments, as it provides valuable feedback for the board’s decision-making process to help the community.
 - **Conduct agreement:**
 - No disparaging/derogatory written or spoken comments allowed. As a community, we will work to remind one another to refrain from personal or social identity attacks and focus instead on solution building
 - Once a discussion or decision is over, we consider that discussion/decision dead and will not dedicate monthly meeting time to rehash it. We may talk about past discussions or decisions as they relate to future HOA actions or decisions to be made. Our focus is on moving HOA business forward.
 - Disagreements are necessary and important. All disagreements should be voiced in a respectful and *constructive* manner. Assume goodwill of your fellow neighbors and HOA partners.
 - **Conduct violations:**
 - 1st violation = warning
 - 2nd violation = lose speaking privileges during homeowner comment periods (possible removal for meeting disruption)
 - **Technology:** Chat bar purpose: for technical issues, discussion time (same procedure as above)

Land Acknowledgement & Grounding Exercise

Photo Credit: <https://www.in.gov/dnr/forestry/properties/morgan-monroe-state-forest/>



- As we work to build and repair our community, we must honestly and humbly confront the uncomfortable events in our past that have led us to where we are now.
- To do this, it is important to start from the beginning and know our origin stories. The uncomfortable truth is that we are inhabiting (and benefitting from) land that was illegally and violently taken from the indigenous peoples who cared lovingly for it. Much of the economic progress in our community since that time is a direct result of forced servitude and unpaid labor of people of color, a majority of whom were enslaved African peoples.
- We recognize tribes like the Miami, Delaware, Potawatomi, and Shawnee as past, present, and future caretakers of this land, and we recognize the need for inclusive organizational and interpersonal practices to begin addressing the horrific history on which our economic stability was borne.
- If we fail to recognize the immoral and violent foundation on which our community was built, we can never claim full honesty and transparency. We commit to the difficult work necessary to create and promote a more equitable and just neighborhood culture.

Diversity Items

Diversity Commitment

- The HOA board is committed to diversity, equity and inclusion
- Racial, homophobic, gender or any discrimination words or actions will not be tolerated
- If anyone ever experiences being a victim of a slur being towards them, they may file a homeowner request immediately
- Value the racial, gender, age, and other types of diversity in this board and community.
- The HOA board commits to ensuring accommodations are updated regularly for older residents and residents with different abilities
- Current ADA accommodations: closed captions turned on in Zoom meetings, microphones checked before Zoom meetings

Hate speech

- Strive to adopt a good will approach
- Zero tolerance policy for use of derogatory slurs
- Victims of hate speech may report incidents (include documentation if possible) so they may be formally documented by the board
- Value inclusivity and consider addressing the use of hate speech in the neighborhood an important issue

Approval of Minutes

- Open Board Meeting: Last month's open board meeting (September 10, 2024) minutes

Report out on Board Decisions

- Board AWM
 - None This month.
- Executive meeting decisions
 - Reorganizing meetings for Board/Admin
- Property Manager DMA
 - See property manager report

Executive References

- Executive meeting

- Dates

- Executive meetings

- 09/17/24 (with AT)
- 09/18/24
- 09/24//24 (Board members Only)
- 00/25/24 (with AT)
- 10/01/24 (with AT)
- 10/02/24 (with AT)
- 10/8/24 (with AT)
- 10/09/24 (with AT)
- 10/1024 (Monthly Executive)

- Topics

- Arrearages, confidential matters, legal items, HOA requests, correct policies/procedures, vendor//contracts discussion

- Lawsuits/Legal Updates:

- Currently NO legal cases outstanding against the HOA.

- General info regarding previous lawsuits:

2017-2023 (does not include 2024 costs)

11 cases (8 involving HOA and 3 involving Directors Liability)

5 Litigants total for those 11 cases

\$10,000 paid out to litigants

\$88,248.99 costs for litigation (paid by insurance companies)

President's Report

- **2025:** Anticipated \$100 monthly raise in fees + \$1500 Special Assessment. Insurance may go up at least 20%.
- **2024-25 Projects Large:**
 - Drainage Basin
 - Replacement of Siding on all buildings (7+ years to complete)
 - Foundation drain & Stormwater drain repairs for all buildings & waterproofing based on need (7 years to complete)
- **2024-25 Projects Medium:**
 - Governing documents re-recorded (no changes) PDF document put onto the HGD & website: More ADA compliant version, easier to read for homeowners who use assistive reading technology
 - HOA Request system: now used for contractor and committee as well as homeowners to submit documents (improve training, payment time and report responses)
 - Looking at all contracts & vendors to see where changes should be made to preserve funds but also keep stable/upgrade the community.
 - Yearly Maintenance Schedule (YMS)
 - Committee structure and procedures

President's Report *cont'd*

- **Board Positions:**

- 3 open board seats for 3-year terms starting in 2025
 - **voting over mail (in October, due November 1** – see weekly announcements for details)
- Please submit candidate nomination form on the website: <https://www.woodlandshoa.net/get-involved/>.

Introduce current people running & let them speak plus ask if anyone else wants to run.

- **Calendar:**

- Spring Garage Sale
- Fall Chimney Inspections
- Fall Volunteer Event
- Fall Annual meeting (2nd Thursday of October)
- **Volunteer Weeding every Monday at 7pm, Tuesdays 9am & Saturdays at 11am**

We NEED to thank

**Cathy Brown; Jeanette Clausen; Susan Seitzinger; Jim Mayer; Donna Davis
AND KEITH MIZE!!!!!!**

Treasurer's Report

- New/Updated Items
 - Financial manager documents: Emailed to homeowners and uploaded to the *Homeowner Google Drive* monthly
 - 2024 Financial Trends: See financial manager info (sent monthly & in HGD)
 - Arrears: collecting on arrears (Sept. 30th arrears \$22,453.06, up from \$20,636.39 in August) Current CD (4.73% interest) matures in December.
 - Total account balance \$356,758.98 (see financial reports for more details)
 - Quarterly Internal Audits: In progress for the new year, satisfactory for 2023
 - Q1 and Q2 2024 are done and available on the HGD
 - HOA Payments: can be made on the website:
<https://www.woodlandshoa.net/payment/>
 - Delinquency Policy Resolution (DPR):
 - Effort for fair process to collect HOA fees
 - At 90 days late, FM sends 1st written notice, 2nd notice mailed the following month, then the account goes to legal for collection. This process has lowered our arrearages.

Committee Reports

- Current Committees (Committee Chair in bold):
 - Grounds Committee: Blair Beavers, Susan Seitzinger , **Jeanette Clausen**
 - Finance Committee: Cindy Johnson, **Kris Kuntz**
 - Outreach Committee (*Outreach, Welcoming, Recreational & Social Gathering Committee*): Peggy Billeck, Sam Troxal, **Cathy Brown**
 - Buildings Committee: Connie Beckwith, Jeff Cupp, **Jeanette Clausen**
 - Notes on how to get involved
 - Put in a homeowner request on the website indicating what committee you would like to join, and the board will vote on it.
 - Homeowners wanting to be more involved ~ this is a great opportunity!
 - **Possible other committee: Grants Committee; Governing Documents Committee**

New Business

- **New Business: Bat issue**

- Data: Bat prevention on the exterior is needed to prevent bat infestations on the buildings
 - Current bat infestation (with possible bat bugs): HOA taking care of external building item (all homeowners in that building responsible for the cost to do their attics)
 - Rough estimates of prevention \$2500-\$3000 per building.
 - Screens need to be put up on the chimney caps and ends of buildings (over soffits) to keep the bats from finding homes on the outsides of the buildings
- Discussion: Board approved remediation on 2 buildings and is waiting for bid on additional buildings.

New Business *cont'd*

- **New Business: Deck repair, power washing, staining**
 - Data: Decks last inspected & cleaned in 2017
 - Reason for Action: Needed for preservation of the decks
 - Professional Advising provided:
 - Cost/Benefit Analysis (budget): unknown
 - Discussion: Motion:
 - **Next steps: Jamar will start having decks inspected for necessary repairs in late Sept or early Oct and give a report with expected costs.**
- **New Business: Removal of Woodchip Trails per City of Bloomington Request**
 - Data: City Ordinance does not allow wood chips as ground cover outside of limited planting areas
 - Reason for Action: during inspection of basin they requested removal
 - Action: Best/least expensive way to proceed
 - **Discussion: It may be possible for us to ask for a variance to keep the trails. Need homeowner input.**

New Business *cont'd.*

- **New Business: Dog Cleanup Costs**

- Data: Costs for 2023 = \$1715.00. Through July 2024 costs are \$2777.50 Has our dog population gone up by that much? Do we need to look at different options?
- Discussion: Connie Beckwith is/has been checking status of stations and cleaning.

- **New Business: 2025 Budget Approval**

- Data: Contrary to various requests, we CANNOT do a Special Assessment just to cover operating expenses. Due to gutter & gutter guard work + bat issues, we've spent over \$70K this year that was not in the budget for 2024. We have to make that up as well as make sure we aren't caught with no money for unexpected items in 2025 and beyond. Board actively working on options to lower costs.
- Discussion:

Upcoming meetings

- Next open board meeting on zoom: November 14, 2024 7-8:30pm
ANNUAL MEETING
 - Schedule for guest speakers:
 - November: external insurance agent Frank from FIG to ask any insurance questions (assuming we still have insurance)
- Next town hall meeting TBD 2025
- No open board meeting in December (holidays)
- Open board meetings always the 2nd Thursday of the month from 7-8:30pm over zoom, zoom ID 9202320239