

Woolery Mill Townhomes Section II HOA

Annual Meeting Minutes

Date: November 2, 2017

Meeting called to Order by President Derrick Garletts at 7:01 p.m.

Introduction of Homeowners

Proof of Notice of Meeting – noticed mailed October 19, 2017

Confirmation of Quorum – 11 owners appeared in person, and 2 by proxy, for a total of 13

Approval of 2016 Annual Meeting Minutes:

- Rachel Jones motioned to approve the minutes without reading them, said motion seconded by Julia Cawthra, all in favor, none opposed – passed

Financial Report for 2016 & 2017 and Presentation of 2018 Budget – presented by Derrick Garletts:

- New lighting:
 - 5-year payment plan for the poles, then price will decrease
 - 4 lights total
 - Reduce break-ins
 - Budget for electric in 2018 – reduce other areas
 - Dusk 'til Dawn lights
 - 1 more to be installed, but need to break concrete for installation
- \$40,000 in reserves
 - \$9,000 being added this year
 - Reserves were only about \$10,000 to \$12,000 two years ago
- \$16,000 in operating
- Landscaping:
 - Landscapers will come November 10th-12th to plant, trim, cut down trees, seed grass, etc. (cost=\$4,000)
 - Landscaping is a main goal for next year
- Parking lot:
 - Lines were painted recently – 6 more to go, which will be finished next week
 - Not doing sealing on asphalt at this time since it is still in pretty good condition, maybe next year – Arnold quoted \$9,000-\$10,000 (need more bids)
- Lawn Care:
 - New mowing company to finish out this year and resume next year – G & G Landscaping
- Snow removal:
 - C&S plows parking lot
 - Gary shovels and puts down salt
- Dead trees:

- One located in forest behind units and needs cut down – Lee Huss with Parks and Rec will look at this and determine who owns the tree
 - Member noted there is another dead tree in the conservancy that needs checked – only allowed to remove dead trees in a conservancy IF they could fall and damage property
- Trash corral: Gary cleans this as needed. Racoons have been a problem.
- Power washing:
 - Needs to be done
 - Jamar to get bids and compare cost of doing now versus waiting until Spring.
- Gutters:
 - Repairs will cost approximately \$10,000
 - One more gutter cleaning this year – last one was done in August/September
- Reserves:
 - Saving for siding, future roof repairs/replacements, parking lot, and concrete
 - Roofs generally last about 25 years, and are now 8 years old
 - Siding generally lasts about 30 years, so we are still young on this item
- Motion to approve financials and 2018 budget made by Jane Cromwell, seconded by Jeff Algood, all in favor, none opposed – passed

Election of 2018 Board:

- Derrick Garletts and Natalie Hamer were nominated to serve on the Board
- Curtis Katinas volunteered for the Board
- Motion to approve Board made by Julia Cawthra, seconded by Luis Rosas, all in favor, none opposed - passed

Question Regarding Bylaws:

- Could we put a cap on renters?
 - Decreases value of property
 - Don't abide by the rules
 - Trash mess
 - Hard to meet quorum to change the Bylaws to place a cap on renters

Adjourned at 7:47 pm