

Woodlands of Livonia Homeowners Association Minutes of Board of Directors Meeting 12.14.07

Location: Arlis Olson residence
Convened: 8:00 p.m.
Adjourned: 10:15 p.m.

Present: Jim Katter (President), Scott Fildes (Vice President),
Arlis Olson (Treasurer) Jan Hewitt (Secretary)

Notes: Agenda Items appear in large boldface type. Information, Discussion and Decisions sections appear in bold. Abbreviations are as follows: HOA- Homeowners association, HO- homeowner, BMC- Board Member Crippes, BMF- Board Member Fildes, BMK- Board Member Katter, TO- Treasurer Olson.

Review of Minutes

Decision

- Motion to approve minutes of 8.02.07 by BMF. Second BMK. Carried.

Treasurer's Update.

Information

- The Board reviewed the current status of overdue HOA dues cases.

Case	Status
Case 1	HO is up to date on current dues and up to date on repayment plan for past dues.
Case 2	HO is up to date on current dues and past dues and late fees have been paid.

Receipts for approval

Information

- Receipts for approval include:
 - \$25.72 to Jan Hewitt for copying costs of December Warbler.
 - \$850.00 To Mr. Mow Lawn and Grounds for Christmas light installation and take down.
 - \$16.50 to Skip Nelson for replacement lights at Stony Bridge
 - \$43.03 to Arlis Olson for *two months of website hosting fees, extra keys for the new locks at the entrance buildings and envelopes for WHOA mailings.*
 - Motion by email 12.14.07 by BMF to pay \$1036.40 to Joel Rademacher for mailbox and sign, repairs and painting. Second by BMC, carried unanimously.

Discussion

- The Board discussed withholding 25% of payment to Mr. Mow Lawn and Grounds until the lights have been taken down.

Decision

- Motion by BMF to pay receipts listed above except to retain 25% of the \$850.00 until the Christmas lights are removed. . Second BMK, carried.

Architectural Committee

Information

- BMK asked to have a discussion of the role of the architectural committee
- BMK is a member of the Architectural Committee and summarized some of the observations of the committee including:
 1. Structures having been built without seeking approval of the Architectural Committee.
 2. Structures have been started and some even almost completed before the Architectural Committee has reviewed them.
 3. It could be costly to the HOA for the Architectural Committee to challenge a plan and even more costly to challenge a completed structure as attorneys may need to be involved.
 4. The committee senses that builders feel the committee has little clout.
- BMK would like the Board members to review the bylaws to determine exactly what they say about the role of the committee and the rules for the committee.
- At a future meeting BMK would like the Board to discuss advantages and disadvantages of some possible changes including, proposing elimination of the committee, proposing greater enforcement by the committee or proposing fines by the committee. BMK also noted that any changes in the bylaws would need approval by the homeowners.

Vandalism Update

Information

- Since the last time the BOD met there have been three more reported instances of vandalism including: the breaking of all the bulbs in the Christmas light strings on the covered bridge, sign damage and bagged mulch on a HO property thrown into the roadway.

Budget for 2008

Information

- Treasurer Olson provided Board members with data regarding 2007 actual expenses, 2008 preliminary budget and 2008 projected income.
- Major categories of expenses include: services, administration, maintenance and repairs, supplies and capital projects.

Discussion

- Board member reviewed each budget item and discussed 2007 costs as well as what might be anticipated increases or decreases and anticipated additional costs or savings.

- Some of the anticipated 2008 costs (not present in 2007) include a possible new well or existing well modifications for the Stony Bridge and County Road 4 entrance areas, a new fountain for the fifth addition, repair of the flagpole in the fifth addition and purchase of a new flag, purchase of new flags for the front area, replacement and/or more energy efficient Christmas lights, adding of the fifth addition to street sweeping, adding of crabgrass prevention to the lawn services.
- Board members also discussed that there are fewer and fewer volunteers than before when it comes to service tasks and that many of the volunteers are always the same people. As a result additional service costs for 2008 are likely to include: blowing out and start up of the sprinkler systems and replacing broken heads, additional gardening costs to devote to weeding and additional service costs for spring cleanup and mulch replacement.
- Board members agreed to gather information about weeding service providers, information about wells and associated costs and information about service costs for spring cleanup and mulch placement.
- Board members discussed mailing costs associated with the annual meeting due to the handouts needed for the meeting. Written notification of the annual meeting is required by the bylaws, and this will continue, but the Board would like to try a cost savings measure of posting the additional handouts to the website and asking homeowners to print and bring copies with them.
- Board members discussed the status of the Trail Repair and Reconstruction reserve. Trail patching has been completed and crack repair will occur in the spring of 2008. The trail committee believes that these repairs will extend the life of the trails at least another 5-10 years. There will be funds left in the trail reserve that will be carried forward, however, the annual contribution to the fund will be reduced as major expenses are not contemplated for several years. The monies that were being contributed to this fund will be utilized to address other expense items.
- TO will make changes to the 2008 budget document reflecting the discussion and changes of the Board at this meeting (12.14.07). This proposed budget will be reviewed again at a subsequent Board meeting and the adopted budget will be available on the website for homeowners to review and print prior to the annual meeting in March. Questions prior to the annual meeting may be directed to Treasurer Olson or any Board Member.

Meeting Adjourned 10:15 p.m. 12.14.07

Minutes prepared by Jan Hewitt, approved on 2.26.08
 Jim Katter
 Scott Fildes
 Tom Crippes

by: