

Woodlands of Livonia Homeowners Association Minutes of Board of Directors Meeting 2.26.08

Location: Jim Katter residence
Convened: 8:00 p.m.
Adjourned: 9:44 p.m.

Present: Jim Katter (President), Scott Fildes (Vice President),
Tom Crippes (Director)
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, BMA- Board Member Anderson, TO- Treasurer Olson.

Review of Minutes

Decision

- Motion to approve minutes of 12.14.08 by BMK. Second BMF. Carried unanimously.

Treasurer's Update.

Information

- TO updated the Board on the following:
 - Postage will go up in April from .41 to .42.
 - The Board received a thank you note from Bergman for WHOA business with them.
 - The interest rate has dropped on the WHOA money market account from about 4.8% to 2.7%.
 - All homeowners are up to date with current dues and the repayment schedule is also current
 - A HO lost their Board of Directors ballot and asked for another one. After discussion, the Board decided not to give replacement ballots.

Receipts for approval

Information

- Receipts for approval include:
 - \$37.91 to Arlis Olson for copying costs of annual meeting, envelopes and stamp ink pads.
 - \$181.05 to Ziebarth Vinyl Graphics for new street signs needed as a result of vandalism.
 - \$16.95 to Crystal Tech for website hosting fee.

Discussion

- The Board discussed pre approving payment of web hosting fee for one year.

Decision

- Motion by BMK to pay receipts listed above and to continue to pay web hosting fee for one year. Second BMF, carried unanimously.

Mailboxes

Information

- Joel Rademacher sent an email to the Board suggesting pre-building of some mailboxes in order to lessen the turn around time it takes to get one repaired/replaced.

Discussion

- Board members agreed pre-building some mailboxes would be a good idea. They also discussed continuing using Joel Rademacher for mailbox repair for 2008.

Decision

- Motion by BMK to authorize Joel to pre-build some mailboxes and to continue to use Joel during 2008 for mailbox repair services under the terms of the current contract. Second by BMC, carried unanimously.

Gardening

Information

- The Board received an email from Robin Carlson volunteering to chair a gardening committee for 2008.

Decision

- Motion by BMK to have Robin Carlson chair a Gardening Committee for 2008. Second by BMF, carried unanimously.

Mulch Renew

Information

- Last year the Board sent a letter to Mulch Renew stating some dissatisfaction with results of re-coloring of mulch.
- The Board received a response from Mulch Renew in which they suggest they be allowed to re-do the areas of color change again this year at no charge.

Discussion

- The Board appreciated the effort of Mulch Renew to try to satisfy the WHOA.

Decision

- Motion by BMF to accept proposal of Mulch Renew to redo areas of color change at no charge, second by BMC, carried unanimously.

Lawn Services for 2008

Information

- The Board received two bids for Lawn Service for 2008. One bid was from Ultimate who the WHOA used in 2007, and the other was from R and R.

Discussion

- Board members reviewed each bid and the plusses and minuses of each.

- The Board concluded that Ultimate was the better choice for the following reasons: cost for each of the services was less, they are located close to the Woodlands, in the past they responded promptly to calls regarding services.
- BMK will contact Ultimate to clarify details of sprinkler replacement and to be sure that the first chemical application includes crabgrass control.
- Board members discussed the need to get the John Deere tractor, owned by WHOA, repaired and have a blower attachment added. Board members also discussed getting volunteers to blow paths with the John Deere if Ultimate equipment does not accomplish the desired effect. BMC volunteered to pursue getting tractor fixed and blower attached.

Decision

- Motion by BMF to hire Ultimate as Lawn Service provider for 2008, second by BMK, carried unanimously.
- Motion by BMF to get John Deere fixed and blower attachment added, second by BMK, carried unanimously.

Debris Clean-Up

Information

- BMC described need to dispose of debris pile by the garage.

Discussion

- Board discussed clean up of debris pile by garage. BMC volunteered to see if he could find a volunteer to move pile with a bobcat so that it could be burned before the snow is gone.

Annual Meeting

Information

- TO will bring agendas as well as a few copies of handouts to the annual meeting.
- Jan Hewitt will bring sign in sheets and ballot box.
- BMK will call the meeting to Order
- TO will cover Treasurers Report and Audit Process
- BMK, BMF and BMC will cover Common Area Upkeep, 2008 Project Update, Vandalism and Littering and Open Forum.
- Three homeowners will be asked to count ballots.

EmailTopics 4.5.08 , Sweeping, Insurance and Property Taxes

Information

- We have a quote from Astech for the 2008 street sweeping (including the 5th addition) in the amount of \$3,150. Last year it was \$2,100. The budget amount for 2008 is \$3,000. The extra costs are obviously for the 5th addition and the big increase in fuel costs. Astech asked about scheduling as he has some work for the city of Zimmerman and wants to do both jobs concurrently.
- We received (4) 2008 property tax statements whereas we got (6) in 2007. In addition, two of the ones we received this year are for \$10 each versus \$70 and \$448 last year. TO went out to the Sherburne County Gov't center to inquire as to the changes. It appears that the assessor is now considering the parcels "common property" and, at least for this year, only subject to the \$10 Solid Waste fee. The two remaining parcels do not even have that fee. Therefore, our total property tax bill for 2008 will be \$40. Last year it was \$862 and our 2008 budget is \$900.

- We have our 2008 liability insurance policy. The premium is \$3,187, or \$2,933 if paid in full by 04/23/08. The budget for this insurance is \$3,625. Last year the premium was \$3,285. In previous years we have made quarterly payments but there is also a \$5 service fee each time for that. Therefore we could save about \$275 by paying in full. I haven't compared the new policy with last years yet, but I will do that in the next few days.

Decision

- BMF made a motion to accept the street sweeping bid, to pay the property taxes and to pay the insurance in full, second by BMA, carried unanimously.

Meeting Adjourned 9:44p.m. 2.26.08

Minutes prepared by Jan Hewitt, approved on 5.11.08 by: BMA and BMF.

Jim Katter

Scott Fildes

Deb Anderson