

Woodlands of Livonia Homeowners Association Minutes of Board of Directors Meeting 7.14.08

Location: Arlis Olson residence
Convened: 7:30 p.m.
Adjourned: 9:30 p.m.

Present: Scott Fildes (President), Deb Anderson (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, BMA- Board Member Anderson, BMF- Board Member Fildes, BMK- Board Member Katter, TO- Treasurer Olson.

Review of Minutes

Decision

- Motion to approve minutes of 5.28.08 by BMF, second BMA, carried.

Clear Perspectives Services

Discussion

- BMF and BMA discussed their disappointment in the work completed so far from Clear Perspectives.

Decision

- Motion by BMF to discontinue use of Clear Perspectives and to pro-rate the payment for the remainder of July if any work had been completed in July. Second BMA, carried.

Treasurers Report

Information

- TO reviewed actual expenses through June comparing to the budget.
- TO reviewed checking account and money market account balances.
- TO reviewed current aged payables including Arlis Olson (417.07 treasurers fee, algacide, envelopes and gas for blower), Clear Perspectives (600.00 through June).
- TO reviewed receivables noting HO who are/were overdue with association dues.

Decision

- Motion by BMF to pay Arlis Olson and Clear Perspectives through June , second BMA, carried.
- Motion by BMF to send attorney letters to two HO who are 6 mos. overdue in association dues. Second BMA, carried.

Yang Home Update

Information

- A contractor has been hired and clean up is in progress.
- The contractor is aware that changes will need approval from the architectural committee and that a structural engineers report will be necessary in order to obtain the building permit.

Fifth Addition Fountain

Information

- BMF reported that the Fifth Addition pond is holding water.

Decision

- Motion by BMF to follow Jim Hall's proposal to purchase Kasco 3.1JF not to exceed 5000.00. Second BMA, carried.

Ultimate Lawn Services

Discussion

- BMF asked if there have been HO concerns, and no Board Member has received any.
- BMF and BMA agreed that the area by the Stony Bridge needs to be weed treated again, and algaecide is needed in the front and signature ponds again. BMA said she would contact Ultimate about this.
- BMF and BMA also agreed that weeds need to be sprayed in the median up front and TO volunteered to do it as well as add algaecide to ponds.

Decision

- Email motion by BMA to pay Ultimate for services from 6/15—7/15/08 in the amount of \$1,379.18. Second by BMF, carried unanimously.

Foreclosure Issues

Information

- Board members shared concerns about mowing on properties that are in foreclosure.

Decision

- TO will include in the overdue notices to these HO that immediate action needs to be taken regarding mowing or the Board will have Ultimate mow the boulevards and charge HO.

HOA Insurance

Information

- For comparison purposes the HOA received a quote from American Family Insurance that is higher than the existing provider.
- An adjuster examined common structures for damage from the August 13 2007 storm and concluded there is damage to paint on the covered bridge and the roof and fascia on the two entrance buildings.
- BMF will request bids from Elk River Exteriors and NIH for repair of the entrance buildings. Arlis Olson is willing to do the paint/stain work on the covered bridge at a cost of 20.00/hr.

Decision

- Motion by BMF to have Arlis Olson complete painting/staining work on covered bridge at a cost of 20.00/hr. not to exceed 500.00. Second by BMA, carried.
- Email motion by BMF (8.03.08) to approve \$625.00 for labor and materials for Arlis Olson to clean and stain the wood bridge and deck. Second by BMA, carried.

Astech Crack Repair

Discussion

- Board members asked when Crack repair might begin and TO agreed to contact Astech about a timetable.

Financial Review

Information

- TO has delivered the materials to the auditor so that they can do the financial review. The auditor anticipated starting it in about two weeks.

Architectural Committee

Information

- The Board reviewed the minutes of the Architectural Committee meeting.

Meeting Adjourned 9:30 p.m. 7.14.08

Minutes prepared by Jan Hewitt, approved on 8.07.08 by:
 Scott Fildes
 Deb Anderson
 Jim Katter