

# **Woodlands of Livonia Homeowners Association Minutes of Board of Directors Meeting 5.28.08**

Location: Arlis Olson residence  
Convened: 7:30 p.m.  
Adjourned: 10:00 p.m.

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

## **Review of Minutes**

### **Decision**

- Motion to approve minutes of 4.09.08 by BMF, second BMA, carried.

## **Treasurers Report**

### **Information**

- TO reviewed actual expenses through May comparing to the budget.
- TO reviewed checking account and money market account balances.
- TO reviewed current aged payables including Connexus (\$1023.72), Arlis Olson (\$286.58 flags and postage), Ultimate Lawn Care (\$2396.25), and Jim Hall (\$107.53 patching supplies and pump rental).
- TO reviewed receivables noting that three HO are overdue with association dues. TO also asked if the Board wanted to suspend garbage collection for these HO.

### **Discussion**

- The Board discussed the details of the Ultimate bill.  
*\$1295 for mowing, \$495 for spring clean-up, \$360 for crabgrass control and \$100 for regular fertilizer in areas not specified for crabgrass control. Total including tax is \$2396.25.*
- The Board discussed the overdue association dues and agreed to move forward with the previously agreed upon procedures for collection of overdues and for overdue information being included in the Warbler. As for garbage collection, the Board decided that it was not financially advantageous to suspend garbage service except in the one case where ACE waived the garbage can deposit due to fire loss of the cans.

### **Decision**

- Motion by BMF, to pay Connexus, Arlis Olson, Ultimate Lawn Care, and Jim Hall, second BMA, carried unanimously.

## **Update on Home with Fire Damage**

### **Information**

- There have been many inquiries as to the status of the home that received fire damage.

### **Discussion**

- Based in the information the board currently has, the homeowner is planning to repair the home. All repairs must be approved by the Sherburne County structural engineers and Building Permits department. If repairs do not ensue in a reasonable amount of time the WHOA may request that the County Board review the situation.

## **Fifth Addition Fountain**

### **Information**

- Jim Hall researched fountains and vendors and the cost for the type of fountain needed for this pond would be very close to \$4075.00.

### **Discussion**

- The board members discussed the following points regarding the purchase of a fountain:
  - the pond has only held water for a few weeks and maybe we should wait to see if it continues to hold
  - all the ponds get water pumped into them and currently the fifth addition pond is getting less water pumped into it than the others
  - the fifth addition pond is not used for irrigating and the other 2 ponds are
  - the cost of the fountain is over 4000.00 and perhaps it would be wise to wait based on the current economy and home foreclosures
  - the fountain at the entrance came from the fifth addition pond
  - the WHOA is a non-profit
  - the aesthetics of adding a fountain relative to the cost
- BMK asked that the fountain topic be put on the next agenda again after more time has lapsed since the repairs were made.

### **Decision**

- Motion by BMF to purchase the fountain from the vendor Jim Hall identified for a cost of 4075.00. Motion failed due to lack of a second.

## **Crack Filling on Trails**

### **Information**

- HO will be informed through the Warbler that the crack filling will be occurring.

## **Ultimate Sprinkler and Thatching**

### **Information**

- Ultimate Sprinkler recommended that we plant grass seed at the Stony Bridge area. They said it is very thin and will be taken over by weeds very soon, since it will now be getting plenty of water. They offered to thatch the entire area and to over seed heavily. They proposed the amount of \$400.00.

### **Decision**

- Motion by BMF to accept the bid and to have Ultimate Sprinkler plant grass seed in that area, second BMA, carried unanimously.

## **Weeding by Clear Perspectives**

### **Information**

- Gardening committee Chairperson Robin Carlson forwarded the contract from Clear Perspectives for summer work.
- The Warbler will inform residents about their work and concerns to be directed to Robin.

## **Web Site Advertising**

### **Information**

- The Board reviewed the website policy proposed at the Sept 2007 meeting.
- The policy will read:
  - **HO Garage Sale Listings-** At this time we will not offer a HO garage sale type listing as it could become an enormous amount of work for the webmaster.
  - **Real Estate Listings-** We should continue to offer real estate listings for Woodlands properties only. The cost should be 100.00 per listing until the listing sells. The listing will be removed at the start of each new quarter (January 1, April 1, July 1, and October 1) unless the realtor contacts the webmaster that the property has not sold. If the realtor forgets to contact the webmaster, a re-listing fee of 25.00 will apply.
  - **Business Listings-** We should offer business listings as copy and paste items only. The cost for such listings should be 100.00/year, or 50.00/quarter, or 20.00/month. All business listing must first meet the approval of the WHOA Board.

### **Decision**

- Motion by BMF to approve the website policies as proposed in Sept 2007, second BMA, carried unanimously.

## **Vandalism**

### **Information**

- No major vandalism issues have been reported so far this spring. A damaged bench from last year is still in need of replacement and Arlis volunteered to purchase the bench top while in St. Cloud.

## **Woodland's Picnic**

### **Information**

- The warbler will try to solicit volunteers for a Woodland's Picnic committee.

## **Architectural Committee**

### **Information**

- The Architectural Committee has asked to meet with the Board regarding the role of the committee. BMF will set up a meeting in the next month.
- Some HO asked about the possibility of gated entrances.

### **Discussion**

- The Board has looked at the question of gated entrances before. Since the roads are owned by the township in order for this to happen the WHOA would need to acquire the roads and be responsible for all upkeep and maintenance of them. It is unlikely Livonia would agree to this and if even if they did, it would be cost prohibitive.

## **Mulch Renew**

### **Information**

- BMF volunteered to contact Mulch renew to find out if they have finished.
- Note: Mulch Renew is providing some service gratis this year due to dissatisfaction with some areas completed last year.

## **Ultimate Mowing**

### **Information**

- BMK shared with the Board the history of mowing property now owned by BMK (the private property across the street from the Kadlec home on the west side of Woodlands Parkway between 269th and 270th streets). The area under discussion sits on 2 adjacent lots. The lot on which our house sits was previously owned by Howard Homes. The other lot (running south from 270th) was owned by the previous occupant of the home now owned by the Brechlins. Before we bought our lot at 269th and Woodlands Pkwy (where our house now sits) from Howard Homes, the field and boulevard on these properties was maintained by the original developer (Cremers). After we purchased our lot, built our home, and the Association took over from the Cremers, we were approached by members of the Board of Directors (Joel Rademacher) asking if the Association could continue to mow the field. We only owned half of the field and said OK. I presume the owner of the other half of the field said the same. We did mow the boulevard on our original lot. At some point in the last few years, the ownership of that other lot changed to the Brechlins. I do not recall whether the homeowners of the other lot (Brechlins included) routinely mowed their boulevard section.

Last year, we bought the lot immediately north of our original lot from the Brechlins such that the field in question is now on two lots owned by us. Currently, the field is

mowed by Ultimate under the prior agreement with the HOA. We have assumed responsibility for mowing the boulevard adjacent to (west of) Woodlands Parkway extending from 269th to 270th. Part of the boulevard is mowed by us, and we recently hired Ultimate using our own money to mow the other portion of the boulevard.

- The following is a synopsis from former Board member Rademacher. The area had been mowed from day one by the association regardless of who owned the lot. It is a very large area and highlights the pond etc giving it a much better appearance than letting it grow to tall grass and weeds. I did in fact approach Jim when he moved in asking his permission allowing the association to continue mowing that area. We made that decision knowing that it was such a large area that it would be a huge burden for a homeowner without commercial mowing equipment to maintain it. The other factor involved was the absence of language in the covenants addressing homeowner responsibilities for mowing their property.

At a later date when David Rom, Jim Katter, and Tom Crippes were the current board members, David Rom contracted another mowing service for the association who overlooked mowing that area. I noticed the change and questioned David regarding this area, he responded that he was not going to have it mowed as it was private property. I took over David's spot on the board sometime in June and actually received a few complaints about that area as to why it was not being maintained. I asked the board for a vote to allow the mowing contractor to begin mowing that area once again. Jim Katter recused himself from taking part in the vote. Tom Crippes and I voted in favor of mowing that area for the benefit of the association. Subsequently, the homeowner who owned the other half of the area we were mowing placed a sign in the area stating it was private property and to quit mowing it. I approached the homeowner seeking permission to mow that area and he granted it, apparently he was not sure who was mowing it and wanted to make it clear that was his property.

Are we setting a precedent by mowing this area that is on private property? Yes, already been set for many years, that we are going to spend a few extra dollars a month to keep that area looking nice for the benefit of the community. I have never received one complaint that we have been mowing that area, but I have received several when we stopped; so I think it would be a big mistake to discontinue mowing that area. Jim Katter has never once asked to have it mowed or been any part of a decision to have it mowed, other than granting the association permission allowing us to maintain it.

**Discussion (by email, 6.03.08)**

- BMK said that he has never requested the board to mow the area nor is he asking now, but wanted to provide the history.

- BMA said that many people think that property is common ground so to clear things up it would be best if BMK maintained the area himself in whatever fashion he like.
- BMF said he would rather see the area mowed than not.

**Decision (by email, 6.03.08)**

- Motion by BMA that Ultimate does not mow the private property (area described above) of Jim Katter unless Ultimate is paid privately by Jim Katter.
- Motion failed due to lack of a second and BMK recused himself.

## **Fifth Addition Shrubbery (email item)**

**Information (by email 6.06.08)**

- BMF met with several 5th addition members to look at and talk about the entrance to the 5th addition as well as some of the flower/shrub areas adjacent to the bridge.

**Discussion (by email 6.06.08)**

- BMF felt that these areas have been neglected. The entrance to the 5th addition has not been kept up for years and is in need of some real work. The residents of the 5th addition are willing to provide all of the labor to get the job done. The side where the O'Neil home is located is the worst. There are a number of dead junipers and dying shrubs.
- Board members discussed how this might fit into the budget and since the fountain would be approximately 1000.00 less than budgeted the funds could come from this budget category.

**Decision (by email 6.06.08)**

- Motion by BMF to provide a budget of up to \$1000.00 to Jim Hall to obtain the necessary supplies to beautify these areas described above and for Jim Hall to work with and coordinate his efforts with Robin Carlson, second by BMK, carried unanimously.

## **Misc.**

**Information**

- Arlis will meet with Jim Rassier to receive information on operation of the tractor with blower. Arlis will then share the information with the other Board members.
- Arlis will purchase three gallons Algaecide for the ponds and the bench top referred to earlier in the minutes.
- The Warbler will offer the split rail fence which is in need repair to any HO on first come first serve basis who is willing to dismantle it.
- BMF volunteered to cut up some dead trees along the path.
- Arlis will speak with Livonia Township to see if any of the areas that have some trail erosion are areas the township will fix.

## **Receipts for Approval (email item)**

**Information (by email 6.15.08)**

- The Clear Perspective invoice for May services in the total amount of \$600 (\$563.38 services, plus tax)
- Ziebarth Vinyl Graphics invoice dated 4/25/08 in the amount of \$330.15. It is for a Woodlands Parkway street sign and 5 mailbox signs.
- Jan Hewitt--\$18.74 for printing costs for the June Warbler.
- Arlis Olson—reimbursement of \$189.04 (\$118.60 for 3 gallons of algaecide for the ponds, \$67.78 for a replacement bench top and \$2.66 for adhesive to glue the bench top down).

**Decision (by email 6.15.08)**

- Motion by BMF to pay above listed invoices, second BMK, carried unanimously.

**Information (by email 6.25.08)**

- The Ultimate Lawn Care invoice is for the period of 5/15—6/15/08 in the amount of \$1,917.00 (\$1,295 for standard mowing, \$505 for broadleaf control & fertilizer and tax of \$117).

**Decision (by email 6.25.08)**

- Motion by BMF to pay above listed (6.25.08) invoice, second by BMK, carried unanimously.

Meeting Adjourned 10:00 p.m. 5.28.08

Minutes prepared by Jan Hewitt, approved on 7.14.08 by:  
Scott Fildes  
Deb Anderson