

Woodlands of Livonia Homeowners Association

Minutes of Board of Directors Meeting 05.14.09

Location: Arlis Olson residence
Convened: 7:10 p.m.
Adjourned: 9:25 p.m.

Present: Deb Anderson (President), Ken Grasso (Vice President),
Scott Fildes (Director), Arlis Olson (Treasurer).

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, BMG- Board Member Grasso, TO- Treasurer Olson.

Review of Minutes

Decision

- Motion to approve minutes of 03.26.09 by BMF, second BMG, carried unanimously.

Treasurers Report

Information

- TO reviewed the 2009 actual expenses to date and budget variances, status of checking and money market accounts and projections for cash flow through June.
- TO reviewed aged receivables of \$2,939.25 noting that it included a credit of \$219.00 for prepaid dues by HO and three reoccurring HOs with unpaid dues and late fees.
- TO reviewed current aged payables \$5,845.67 which includes Astech Corporation in the amount of \$3,150 for street sweeping; Joel Rademacher-\$1,124.01 for mailbox repair; Crystal Tech-\$16.95 for web site hosting; Ultimate Sprinkler-\$1,329.40 for sprinkler system start-up, installation of fill pumps, and sprinkler system repairs and Ken Grasso-\$225.31 for pond cable & flag pole cable repair materials (\$116.12) and replacement of a lost 2008 reimbursement check for electrical repair materials (\$109.19).

Discussion

- Board members reviewed the status of the three HOs with unpaid dues and late fees.
- TO indicated that in one instance the property is in the foreclosure process, has been sold and he has been in contact with the mortgage company regarding payment of the dues for which they are legally responsible for (from date of sheriff's sale). A payment was received but it did not include the most recent late fee that had been assessed. The mortgage company did not pay the dues and late fees that accrued prior to the sheriff's sale (\$464.18). In another situation we have no forwarding address or telephone number for the homeowner but TO has been in contact with the foreclosure representative. In the other situation letters have not resulted in any response.
- After discussion the board concluded that we should notify the closing company for the foreclosure house that sold of the remaining late fees due. With respect to the dues and late

fees that accrued prior to the sheriff's sale, it was felt the process involved to track down the former owner and pursue legal action against them (must be done in the court jurisdiction in which they reside) was not worth the effort to pursue. On the second property we should maintain contact with foreclosure representative. On the final property, the outstanding dues issue will be included in other pending action regarding repairs to the property. TO will keep the board informed as these matters evolve.

Decision

- Motion BMF to write off the \$464.18 of outstanding dues and late fees; second by BMA, carried unanimously.
- Motion by BMA to approve the \$5,845.67 of payables as outlined; second by BMG, carried unanimously.

Pavilion Project Discussion

Information

- At the 03-26-09 Board meeting the subject of needed repairs to the pavilion area was raised and it was determined that suggestions / quotations for various alternatives should be solicited from contractors. BMA indicated that she had obtained a quote from Art of Concrete in the amount of \$3,270 that would provide for reworking of the boulder terrace area around the patio to minimize the boulders from rolling down the slope into the pond. The work would consist of removing the boulders 5' out and 70' around the patio, placing a 2" bed of concrete and setting the boulders back in the concrete. Other boulders would be placed in the rest of the area to complete the project. BMF indicated he had obtained a quote from Nowthen Nursery/Great Northern Landscapes that involves removing existing boulders, constructing an approximate 3.5' high boulder or modular block retaining wall about 9' out from the patio perimeter, filling that area in with fill and plantings and hand placing the salvaged boulders in the area between the new retaining wall and the pond. The cost for that project was \$16,640 (for the boulder retaining wall) or \$14,230 (for the modular block retaining wall).

Discussion

- BMF and BMG expressed concerns that the Art of Concrete effort would not provide a permanent solution as the 2" of concrete would likely crack and not serve the purpose of keeping the boulders in place. BMA expressed concern about the cost of both of the options involving the new retaining wall.
- TO indicated that the 2009 budget did not include costs for any of the options outlined.
- Considerable discussion ensued on each of the options outlined and what end result was desired for the area. BMG suggested that other options be explored, such as a timber retaining wall in lieu of the boulder / modular block wall and just restoring the area to its original condition. He also suggested that an email be sent to homeowners outlining the situation and asking for input as repairs of the magnitude being discussed were not contemplated in the 2009 budget.

Decision

- BMG to draft an email to be distributed to the homeowners.

Status of 26865 Woodlands Pkwy property

Information

- BMA shared discussions she had with Sherburne County Zoning officials that were not terribly encouraging. They have recently made a visit to the site and observed that some progress has been made on the project; therefore, they consider the owner to be in compliance with their permits. In effect that gives the owner another 180 days to complete the work. The Board reviewed the petition signed by nine homeowners in the immediate vicinity of the property that strongly urges legal proceedings be initiated to ensure compliance with association covenants.

Discussion

- The Board reviewed the fact that the association Architectural Committee reviewed the proposed renovation plans for the property and issued approval of the plans in September 2008. The covenants state that work must be completed within six months of plan approval or the approval becomes null and void. It was felt that a letter to the owner should be drafted outlining the covenant requirements and actions necessary to be in compliance. Discussion also ensued regarding involving legal assistance in the matter.

Decision

- TO be directed to develop a draft of the letter to the owner for Board review and approval.
- BMG volunteered to contact our attorney to discuss possible actions that can be taken.

Information / Miscellaneous

Information

- a. TO and BMG indicated that switching to a new web hosting company is more complicated than originally anticipated. The existing hosting company and domain name provider agreements were done by Paul Ludenia, a former WOL resident that now resides in Arizona. Apparently, any changes need to be initiated by Paul and attempts to contact him have not been successful to date. We will continue to pursue the matter.
- b. TO reported that IDI did purchase the snow removal equipment discussed at a previous meeting; therefore selective sanding of the trails will be available this coming season.
- c. TO reported that he went to the Sherburne County Tax office to inquiry why no association property tax statements were received for 2009. Apparently, all of the common grounds areas are now “assessed elsewhere” and the association tax liability is zero.
- d. BMF expressed concern that the gardening service was not performing as anticipated. BMA responded that they were slow in getting underway but she felt they were now making progress.
- e. BMA asked when the roof repairs to the entrance buildings were going to be underway. BMF indicated the contractor needs warmer weather for the metal roof projects.
- f. BMA reported that she had contacted the lawn service company regarding weed control as there appears to be a considerable infestation of weeds/dandelions in the development.
- g. TO reported the pest control person has set gopher traps in certain areas and indicated a resident suggested the pest control persons name, rates, etc. be sent out to association

members. The Board felt that information could be provided on an individual basis if inquiries were made.

Email motions

- Motion on 05-18-09 by BMF to have Ultimate Sprinkler proceed with acquisition and installation of a new fill pump for the County Road 4 entrance pond (\$650) and proceed with raising approximately 10 sprinkler heads that are sinking into the ground (\$15 each); second by BMA, carried unanimously.

Meeting Adjourned 9:25p.m. 05-14-09

Minutes prepared by Arlis Olson, approved on 05-27-09 by:

Deb Anderson

Ken Grasso

Scott Fildes