

Wood Estates Homeowner Association Inc.

Annual Meeting Minutes

November 05, 2012

- I. Call to order
Todd McMillin called to order the regular meeting of the Wood Estates Homeowner Association Inc. at 6:40 pm on November 05, 2012 at River Hills Country club.
- II. Roll call Sandra Graven, Todd McMillin, Byron Unterbrink Alicia Benn, Jason Floyd, Courtney Tgeler, Kim Sorrells, Andrew & Brandy Nelson, Jim & Tracy Hildreth, Ksenia Pickens, Cliff Pickens
- III. Treasure report not presented but around \$22,000. Will get and email out to members present. The only bills we have the light bill for park which runs around \$40.00. Our account fees. The mower once we hire someone. We have a balloon note on the park due next year of \$35,000. Once that is paid off then we can vote on lowering the annual fee to \$100.00 - \$150.00.
- IV. Proxy's two were given to Byron Unterbrink. We cannot vote on any issues due to not having enough members to make a quorum. Suggestion can we change the quorum. We would have to have 2/3 members to vote to change our By-Laws. We do have in the By-laws to either vote by proxy and or email. Todd will verify and get back with us.
- V. Open issues

Document Retention Policy will be emailed out for everyone to review. We will be keeping files on file for 5 years then they will be destroyed.

Document Payment policy plan it consisted of a plan for members to pay for their annual membership fees monthly instead of paying all at once

Reproduction Policy was presented for approval it consisted of fees that will be charged for members needing copies of items. Once the web site is up and running these forms will be available online. But Todd will email out to all members.

We need someone to take charge of contacting the City to see what can be done about the Hike & Bike trail. Todd had been trying and could get nowhere. Mrs. Benn agreed to take on the City, Todd will get with her on names of who he has contacted and she will keep the members informed. If

we cannot get anywhere with the city we will have no choice but to close it off due to safety issues.

For members that are violating Deed Restrictions will be sent out a letter to correct issues. All Deed restrictions for each area are located on the Web site.

Web site has not been updated due to need a volunteer to take on task. Mrs. Tegeler suggested we hire someone to maintain the site. She is going to a quote from her friend and get back to Todd. In the mean time she is willing to update and start a Facebook page to help the community be more involved and to be able to communicate what is going on in the neighborhood.

Also Neighborhood watch was started a year ago and not sure where it is now. But you can go to a web site and see what it will take to start it back up or get it going.

Mrs. Sorrells mentioned that Wood river has a nice website lots of information and and newsletter that would be nice to have newsletter either monthly or quarterly she is interested in starting this. She would be willing to go door to door to get people to agree to volunteer. Mrs. Benn suggested a comment card either you're in or your out and we won't ask you again. At least it would be a starting place to get the community involved. Suggestions to send out emails of upcoming meetings. Todd would have to check with the attorney to see if we a confidential policy before contacting the members. He will get with him and then let us know. Question was how many members do we have? We have 150 members. Out of those we think only 2 are renters.

Mrs. Graven suggested that we have a committee and it would consist of Mrs. Sorrells and Mrs. Tegeler but not limited to. To help with newsletters, web site community activities. This had been done in the past and we just never get any turn out to help. So any suggestions and ideas are welcome. We would like to start in January on getting the community involved.

Yard of the month is done in the spring time. Jason Floyd said he would like to take over that. Todd said he would get him the signs that are needed. Mrs. Benn suggested to get to know the area it is sort all over the place. So would need the map to see our area.

Park and other 2 other properties that we owned were maintained by a company which Todd fired due to unable to get them to come out and mow. Looking for bids asked if anyone had any ideas or suggestions to shoot him an email and he would be glad to give them a call we need at least 3 bids. They also are contracted out to pick up trash. Members said the trash has been

horrible and suggestion was if you see the can overflowing to dump it. Also the fire ant issue was brought up. Todd said that he would take care of the ants. Also that there was a light out on the Park pole.

If we find that we cannot get help and options would be to maybe join with Wood river. But this is just thought nothing has been said or discussed. We will table this idea for the next annual meeting if we need to.

Question address on do we have a noise ordinance in our by-laws? At this time we do not. We know the city does and you would need to call them and check on the times you can start mowing.

Bob Graven said he would be in charge of the Architectural Committee, Todd said he would get with Chuck and get Bob any information he might need.

We all agreed to have a meeting on the 3rd Monday of each month. We have not decided if it will be Bi-monthly. Will decide and get back with the members.

Adjournment

Todd McMillin adjourned the meeting at 7:53pm.

Minutes submitted by: Sandra Graven

Minutes approved by: Todd McMillin