

Woodlawn Homeowners Association - Annual Meeting
February 16, 2012

Call to Order: 7:12 – A quorum was established.

Introduction of Board Members: Kate Carroll, Lauren Lemke, Brandon Moyer, and Leslie Grandsen.
Others in attendance: Lynn Peed, PPM

Motion approved to accept the 2011 Annual Meeting Minutes (handout provided).

President Brandon Moyer provided an Overview of the community operations. Highlights this past year included: the completion of an updated Reserve Study that evaluated the “useful remaining life” of all common elements so the Board can better plan for annual reserve contributions, planted upgrades and enhancements to the entrance center island, continued improvement of web site and email communication with owners, approved a new contract with the current landscape provided Mike’s Mowing, and contracted annual service for the playground certified safety inspection.

Brandon reviewed the current financial status and reviewed the 2012 annual budget. There will be no increase in the 2012 annual assessment. 11 homeowners are delinquent on their account with 3 in bankruptcy, 4 in collections, and 2 on payment plans so overall a high percentage of homeowners in good standing with Association. (handouts provided)

Committee Reports:

Architectural Committee – There were 5 Architectural applications reviewed and all approved.

Pool Committee, Recreation, Social Events, Yard of the Month – information provided by Leslie and Lauren. There were 4 events conducted this past year with good attendance. Discussion on the need for volunteers to help organize of events will reduce for 2012. Board is looking into replacing the pool fencing and the possibility of building a shade structure on the pool deck. Yard of the Month is being awarded to owners that deserve the title and awarded with a \$25 gift card.

Web Site – Communications – Please sign up to be on the email distribution list. Information posted and e-blasts sent to avoid cost of mailers.

Motion by acclamation to elect Kate Carroll, Leslie Grandsen, and Josh Franson to serve on the Board for a 3-year term.

Open Forum Discussions included:

1. Discussion on fence types for pool area.
2. Concern for speeding & solicitation in the community

Raffle for Door Prizes - 32” HDTV & Kindle Fire

There being no further business the meeting was adjourned at 8:15pm.