

**Woodlawn Homeowners Association - Annual Meeting**  
**March 19, 2013**

Call to Order: 7:10 – A quorum was established.

Introduction of Board Members: Kate Carroll, Michael Minotti, Brandon Moye ,& Josh Fanson.  
Others in attendance: Lynn Peed, PPM

Motion approved to accept the 2012 Annual Meeting Minutes (handout provided).

President Kate Carroll provided an overview of the community operations which included:

- Large Community Improvement was the installation of the pool fencing and shade structure– Total Cost of project \$18,520.
- Annual Certified inspection of the playground conducted and repairs made to the spring rider and play set. A safety sign was installed as well as a “no pet” sign which is a violation to have pets in the play area.
- Pool will open May 18<sup>th</sup> and close Sept. 15<sup>th</sup> & ID badges required again this year.
- Overall good year with good attendance at social events- Easter Egg Hunt, Pool opening party and holiday party - more information in Social Report.
- Woodlawn Web site is beneficial to get quick information out to all. Please register.
- Increase in the 2013 quarterly assessments \$6 per quarter which was the first since 2008
- Continued satisfaction with landscape contract and renewed for another 2 years.
- 12 new homeowners this past year.
- 20 Violation letters sent – most lawn maintenance – some home exterior maintenance.
- Reminder to all owners re: lawn and home maintenance, parking regulations, safety issues, and courtesy to neighbors.

Brandon reviewed the current financial status and reviewed the 2013 annual budget. There was an increase in the 2013 annual assessment of \$6 per quarter to adequately fund reserves based on recommendation of reserve study. A total of 18 homeowners are delinquent in assessment, 3 in bankruptcy, 5 in collections, 2 on payment plans for a total delinquency of \$8,863. The pool project was funded out of reserves. (Handout provided.)

Committee Reports:

- Architectural Committee – There were 8 Architectural Applications reviewed with all approved
- Pool Committee, Recreation, Social Events, Yard of the Month – A special thank you to Lauren Lemke and Leslie Gransden for all their hard work over the years to put together the social events and their service on the Board. Request for volunteers
- Web Site – Communications – Please sign up to be on the email distribution list. Information posted and e-blasts sent to avoid cost of mailers.
- Community Watch: Gene Stroup Chair and request for volunteers.

Michael provided an update on the Erinsbrook Park project adjacent to the community. Discussion on new home development on Leesville and road widening plans.

Motion by acclamation to elect Laura Karnes & Michael Minotti to serve on the Board for a 3-year term.

Raffle for Door Prizes - (4) \$25 gift cards – everyone received \$5 gift card to Goodberry’s.

There being no further business the meeting was adjourned at 8:00pm.