

Woodland Pond Phase II Homeowners Association, Inc.

September 11, 2017 at 7:00pm

11318 Taylor Landing Way

Agenda

1. Welcome and call to order: Called to order and Mtg. began at 6:58 pm
2. Establish Quorum: 4 of 5 Board members present, Lewis Mustian on vacation; Lee Ann King (ACS West manager) also present
3. Approval of the Minutes: Minutes from the previous meeting, 6 June 2017 were reviewed and approved
4. Reports:
  - a. President: fence painting had stopped and would need to be rebid due to an issue with the current agreement awardee; all but 2 members had paid their dues with a lien notice sent to them; association did not have any major homeowner issues since the last meeting.
  - b. Treasurer: \$14,344.52 in Operating budget acct. and \$25,559.03 in Reserve Acct
  - c. Management: Association with the Current Board is outstanding – no issues from ACS West’s perspective.
5. Old Business
  - a. Fence painting: current issues reported by the President
  - b. 2018 Annual Board Election: c. 2018 Assessment: Discussed and agreed to maintain the current assessment at \$165 per year. Any unexpected expenses would be handled with a special assessment
6. New Business
  - a. Standards and Violation Process: letter will be sent to all members notifying them of changes. New Standards to be put on Website.
  - b. Nominations for the Board of Directors 2018: all current members agreed to stay on the Board next year (Lewis “if needed”)
  - c. 2018 Annual Assessment: as discussed will remain \$165.00 per year

d. 2018 Landscape Contract: Current contractor work effort was discussed. Decision made to maintain A&N for next year after a review of his updated contract pricing

7. Member Voice: no other Homeowners present

8. Executive Session: all issues previously discussed

9. Adjournment: meeting adjourned at 8pm