

**Woodhaven HOA Minutes**  
**October 10, 2012 Myers Elementary**

Board member present: Lisa Ehlers, Wendy Johnson, Tom Kelly

Guests: Janet Morton

New Business: The minutes from Sept. 12, 2012 were reviewed and approved by the Board.

The Board discussed the invoices we are receiving from Great Yards and agreed that we will ask Great Yards to add more detail to their invoices.

The Board received a notice from the city saying it's time to have our Backflow tested. Tom will call the company that does the testing and ask them to complete it.

The Board approved a motion to send a notice to homeowners alerting them to the upcoming election of three Board members and asking all homeowners to consider volunteering to serve on their Board. Lisa and Wendy will draft a postcard and will send it to the rest of the Board for editing and comment.

Treasurer's Report: There have been numerous people paying their past dues and it was brought to the Board's attention that at least one homeowner needed to have a non-payment lien removed. The Board will ask Sue to contact Sam ask him to remove the lien for this homeowner. Also, we agreed to ask Sam to give us a complete list of current liens, so we can be sure that our records show the same liens. We discussed the importance of staying on top of this and making sure we promptly remove liens, once the past dues are paid up-to-date.

Janet also gave the Board a draft of the budget, so we can begin working on that for the November meeting.

The Board approved the Treasurer's Report.

CC&R Report: The Board received a request to explain infractions cited at 2839 Hoover. Tom and Mitch will address this.

2843 Hoover asked for some time to fix their infractions and they also expressed concern about drainage from a neighboring yard, but the Board has no control over that.

Paint requests were received from 789 Van Buren and 2835 Fillmore. These looked fine to the Board and they had also been forwarded to Mitch for approval.

There was also discussion about 2635 Tyler Ct.. Lisa checked past minutes and we confirmed that we have received two complaints for them. One complaint in July and one in September. We want to confirm with Mitch that we have sent the second notice to this homeowner.

Over the last few months, the Board has come across some ARC requests from homeowners who owe past dues. It was suggested that maybe we should deny their requests until they pay their dues. After discussion, the Board decided that we can add a reminder to pay to the approval, but we would not withhold approval because of late dues.

The Board also decided it would be a good idea to get a copy of the ARC form letters from Mitch, for back up.

The Board approved the ARC Committee report.

Old Business:

The Board voted to wait until spring to finish placing bark dust around the trees in Girod Park.

Lisa will ask Sue if she has contacted Cold Stone Creamery to complete our payment from the Neighborhood Night Out.

There was a motion to adjourn at 8:05.