

Woodhaven HOA Minutes
November 14, 2012 Myers Elementary

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

Guests: Janet Morton

New Business: The minutes from October 10, 2012 were reviewed and approved by the Board.

There was a complaint about 660 Burley Hill Loop for tossing their yard waste into the Detention Basin. The Board will follow up with a complaint letter and will post on our website a reminder about no dumping.

The Board also received a complaint about 676 Eisenhower, which backs to Burley Hill. The complaint is about the back yard. They will also receive a letter.

The Board received a list of active liens from our attorney, Sam Sears, and we reconciled that list with our bookkeeping.

The Board reviewed a proposed postcard to send along with the annual billing statement, asking homeowners to consider serving a term on the Board. The annual meeting will be on January 9, 2013 and the Board agreed to invite Janet Morton, our HOA bookkeeper, Sam Sears, our HOA attorney and a representative from Great Yards, our HOA landscaper to our annual meeting.

The Board agreed that the Secretary will send a note to new homeowners in the neighborhood, outlining some basic CC&R rules and also sharing contact info for the Board.

Old Business:

Tom talked to Great Yards about the moles in Girod Park. Great Yards doesn't take care of rodents, but they suggested someone to talk with. Tom will follow up.

Also, Great Yards will add detail to their invoices, they will cut and catch the basin this week, they will not trim the Christmas tree anymore and they did turn off the water for the winter.

There was much discussion about how tall the shrubs should be in the Burley Hill Loop park, and it was decided that they should be kept at 4-5 feet tall.

Great Yards is putting a pre-emergent on the north slope of Girod Park to get rid of the weeds.

The Board voted to wait until spring to place ground cover around the trees in Girod Park, but agreed to have it done before the Easter egg hunt, which will be before March 31st.

In response to a complaint letter, 2635 Tyler Ct. said they have arranged for their RV to be stored elsewhere.

In response to a complaint letter, 2865 Fillmore also moved their RV.

The backflow will be checked soon.

Treasurer's Report

It was clarified that if a homeowner owes more than \$350 in past HOA dues, we will file a lien against them. We also voted to check with Sam Sears and clarify what the procedure is for homeowners who owe more than \$1000 in past HOA dues. We agreed that we need to note somewhere on our dues statement that we will pursue further remedies if the amount owed is over \$1000.

In reviewing the proposed budget for 2013 the Board agreed that they need to add \$4800 back in for monument work.

Janet Morton mentioned that she will raise her rates to \$150 a month plus \$50 for each HOA meeting she attends. She will also charge us \$165 to complete our tax return. The Board voted and approved these new rates.

There was a motion to adjourn at 8:05.