

Woodhaven HOA Minutes
May 9, 2012 Myers Elementary

Board member present: Sue Apodaca, Lisa Ehlers, Wendy Johnson, Tom Kelly
Guests: Mitch Elstun, Janet Morton, Cliff Girod, Rose Player and Annelise Kramer

The minutes from April 11, 2012 were reviewed and approved by the Board.

New Business: Rose Player, Annelise Kramer and Cliff Girod presented a letter stating their concern with the maintenance of 696 Eisenhower. There are definite HOA violations and it seems to be getting worse and worse. There is concern about wayward plants encroaching on the sidewalk and neighbor's yards. Cliff asks if the Board has the authority to hire someone to clean it up? Mitch explains that the CC&Rs don't allow for that and it would take a vote of the majority of homeowners to change the CC&Rs. We can try to start the HOA complaint process, but we're unsure of what will result as Rose told us that the home is in the midst of being foreclosed. Sue encourages the neighbors and any other concerned homeowners to contact the city. You can contact them about a derelict property, invasive weeds and sidewalk encroachment. Rose asked if the Board could approach the city, and Mitch replied that the city wants to hear from citizens and not Boards. Sue and Wendy shared the appropriate phone numbers for homeowners to call and again encouraged the neighbors to follow through with the city. The Board thanked Rose and Annelise for attending.

The Board needs to update the signers on our checking account. There was a motion to remove Wendy Elstun and Jason Flanagan as signers and add Wendy Johnson (Vice-President) and Lisa Ehlers (Secretary) as signers on the HOA bank account. There was a second and the motion was approved. Sue Apodaca (President) is currently a signer, so Sue, Lisa and Wendy will be the authorized signers for the Board.

Sue discussed the mid-term resignation of a Board member with our attorney, Sam Sears. Sam said that technically the Board is only required to have a President and a Secretary, so we are in compliance. The Board agreed to try recruiting a new member and if we successfully do so, we can present them at the Neighborhood Night Out for a vote of the homeowners.

The Board voted to hold the Annual Garage Sale on June 23rd from 8:00 – 3:00 and the Neighborhood Night Out will likely be on August 7th. We haven't received the official information about that from the city, but it is always on the first Tuesday of August.

Lisa will contact the Statesman Journal, the Dallas paper and Craigslist to advertise the garage sale.

Treasurer's Report: Janet Morton presented the Treasurer's Report. The budget shows that we are on track as far as our yearly budget goes. Janet voiced a concern that some people who were late paying their dues and had been assessed a late fee sent in their dues, but did not pay the late fee. The Board voted that the late fee will remain and the homeowners will receive another statement saying they still owe the late fee and this will continue until it is paid. Sue also let the Board know that Sam is working on the filing process for liens against the homeowners who currently owe \$350 or more in HOA dues or fees. Janet also asked the Board to order more deposit slips and checks. The Board reviewed the contract for Janet's Bookkeeping and made some amendments. The bookkeeping service will now pick up the HOA mail and will scan any time sensitive documents, such as CC&R requests. Janet will also be paid \$50 to attend HOA meetings. They will also send statements for any outstanding dues and fees in April, July, October and December. The Board voted to approve the new contract.

CC&R Report: Mitch received a request to add a walkway from 957 Reagan Ave. NW. Mitch talked with the homeowner and reviewed the plan. It fully adhered to all CC&R requirements, so Mitch approved it. He also received a request to add a wooden gate at 668 Burley Hill Loop NW. He shared the request with the Board and the Board approved it. The issue of storm damaged trees came up and the Board agreed that if a tree is damaged and the damage is irreparable, then homeowners can go ahead and take care of it without asking for permission. Other examples would be replacing a roof that was damaged due to wind, etc. If it is an emergency repair, then the homeowner is allowed to take care of it. Cliff complimented Mitch for all of his work with the CC&Rs. We all agreed that overall the neighborhood looks great and Mitch has played a large role with that.

Landscaping Report: Tom sent an email to all of the landscaping companies he could find in the yellow pages, inviting them to bid on our landscaping needs. He has received some bids and is meeting with more possible candidates next week. He will forward his findings to the rest of the Board. In the meantime, Westside and Suarez Landscaping are working month-to-month. Tom suggests that we don't do anything with the trees in Girod Park until they die. He also said he doesn't think the sprinkler system is the problem at Girod Park. He feels that the problem with the grass turning brown has more to do with the soil. He also wonders if we should do some kind of landscaping with the patch of land at the north end of the park (going down the hill toward the water tank area). These are all things the Board will think about and discuss further. Sue also brought up the idea of naming the Burley Hill park and perhaps putting up a sign. The Board will also consider this. She also said that as the new city park comes together, the Board should make sure that our insurance is adequate to cover any additional risks with potentially having more people wandering through our detention basin. This is something to consider in the future.

The meeting adjourned at 8:35.