

# *Woodland Greens Homes Association*

*P.O. Box 592 ~ Springboro, OH 45066 ~ [www.woodlandgreens.com](http://www.woodlandgreens.com)*

## **March 21, 2023 Annual Membership Meeting**

**Establishment of Quorum:** No Quorum. 14 homes total: Thirteen homes represented in person, One by proxy (Quorum not needed for election of directors.)

**Call to Order:** 7:05 pm by Mike Mills

**Proof of Notice:** Notice mailed to all homeowners of record 02/24/23

**Attendance:** Mike Mills, Board President/Director; Paul VanMaldeghem, Board VP/Treasurer/Director; Carrie Wooten, Administrator; Homeowners as per sign-in sheet (attached)

**Introduction:** The administrator & directors introduced themselves

**Financial Report:** Mike Mills reviewed the financial report. Paul discussed the landscaping maintenance contract, and plans to remove dead trees and fill in where needed. This is the HOA's largest expense. There were a few questions from homeowners about late payments. Carrie will be sending reminders to homeowners with overdue invoices.


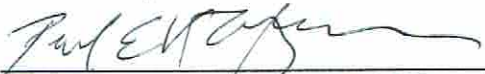

### **Topics of Discussion gleaned from slides provided by Mike Mills:**

- Social Committee- There was a discussion of dates when the annual picnic will be held. Bryan Fecke will volunteer to plan the picnic again this year and will email Carrie with details to post on the website. There may be interest in creating a directory with emails.
- Boulevard landscaping- Paul will discuss the plan with the Landscape Contractor and get an estimate. If the board decides to do more DIY, volunteer help will be much appreciated.
- There were a few comments about neighbor complaints. Paul mentioned that the board is not policing the streets. If you have a complaint, you can use the form available on the website to request a review. This can be done anonymously, however, the board will be unable to update you on the situation. Please remember that the board can only enforce infractions according to WGHA By-laws and Covenants & Restrictions. Please be sure to include the specific infraction on your form. The By-laws & Covenants & Restrictions can be downloaded from our website.
- Utilities- There were several questions and comments about utilities, burying cables & outages. Several homeowners have complaints about yards being dug up and not restored properly. Other neighbors do not like the extra boxes in their yard. One homeowner suggested that the yards will be restored after the night frosts are no longer an issue. Many of the homes were built 40 years ago and the utility lines are slowly being updated. Many of the outages were caused by weather, wind & animals.
- Water & Energy bills- Many residents have received a letter about Clearcreek Twp negotiating a 3 year contract for electricity. You can compare the "supply" rates with the current rates on your Duke Energy bill. Several homeowners complained of high water bills. Paul explained that his understanding was that the surcharges originated from when Woodland Greens Subdivision was created. There was pushback about being incorporated into Springboro City limits. Most of the residents in Woodland Greens are not in Springboro, but rather in Clearcreek Township and do not pay city taxes. The surcharge was added to homes that were not located in Springboro and not included in the Warren County negotiated deal.

**Call for Candidates/Election of Director:** Mike called for candidates for the open seat on the Board. Nathan Frankart volunteered for the position. Mike motioned for a vote. All in favor.

**Adjournment:** 8:10 pm

**Minutes Approved:**

 _____ Mike Mills, Board President/Director	3/29/23 _____ Date
 _____ Paul VanMaldeghem, Board VP and Treasurer/Director	10 Apr 2023 _____ Date
 _____ Nathan Frankart, Board Secretary/Director	3/31/23 _____ Date