

Woodland Greens Homes Association

P.O. Box 592 ~ Springboro, OH 45066 ~ www.woodlandgreens.com

BOARD OF DIRECTORS MEETING, 030116 MINUTES

Call to order at 7:05 pm.

Attendance: John Parks, Board President/Director; Paul VanMaldeghem, Secretary/Director; Tom Kelly, Treasurer/Director; Sue Starner, Admin, 2 residents of a home on Whispering Woods.

Improvement Application: Two residents attended the meeting to obtain further information regarding an Improvement Application they submitted. They would like to enhance the curb appeal of their home, expand some areas with workshop, mudroom, game room, garage, and move the laundry room. Their roofline is an issue of concern. They will be meeting again with their architect for revisions based on tonight's meeting. Discussion of Covenants & Restrictions in regard to this improvement.

Check Signers: Tom is now a signer. Paul and John need to go to the bank to complete signature cards.

Signs: Signs are rusting, fading, and have cracks in signs and posts. John will contact someone for repairs. Painting may need to be a separate vendor.

Landscaping Contract: John will call Brickman to set up a time to walk the boulevard to get a comprehensive proposal for improvements. Brickman will send an invoice for the maintenance contract. NOTE: Tom subsequently offered to handle this item. John will send contact information to Tom.

Revised Welcome Letter: John will email to Sue.

Annual Meeting: John will update the Annual Meeting Letter. Sue will revise and send the Agenda, Meeting Notice/Proxy, and Financial Report to John for review and copying purposes. Sue will need the copies by Thursday or Friday (March 3 or 4) to get in the mail.

Bank Account Balance: As of March 1, 2016 the checking balance is \$63,374.41.

Unpaid Invoices: As of March 1, 2016 there are 30 unpaid invoices amounting to \$3,750. Late fee of \$20 will be added to each unpaid on March 16, 2016.

Street Signs: John will talk with Ed Wade regarding misspelling on street signs.

Violations: There are a few homeowners who repeatedly violate association Covenants & Restrictions/Bylaws and a few with ongoing violations. Discussion regarding speaking with attorney to resolve repeat violations. John will contact the attorney. John will also contact the township regarding excess cars in driveways, etc.

Adjournment: 8:27 pm

Approved:


John Parks, Board President/Director

Date

4/28/16

Approved:


Paul VanMaldeghem, Board VP and Secretary/Director

Date

5 Apr 2016

Approved:


Tom Kelly, Board Treasurer/Director

Date

4-28-16