

Woodland Greens Homes Association

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

March 25, 2013 Annual Membership Meeting

Establishment of Quorum: No Quorum (13 homes represented by person or proxy)

Call to Order: 7:05 pm.

Proof of Notice: Notice mailed to all homeowners of record 03/08/13.

Attendance: Mike Mills, Board of Directors President; John Parks, Director; Paul VanMaldeghem, Director, Sue Starner, Administrator; Homeowners as per sign-in sheet (attached).

Introduction: The directors introduced themselves.

Financial Report: John Parks reviewed the financial reports. Actual 2012 income was higher than budgeted due to pursuing prior year past-due accounts and fees. Most other budget items were in line except for legal/professional expense due to pursuit of homeowner past dues. Our largest expense is landscaping/maintenance of the boulevard berm. John reviewed expense accounts, especially the landscaping items. A homeowner questioned whether we have any input regarding the curb repairs that have been made. Mike replied that the township is concerned with functionality not aesthetics; that the curbing works appropriately for runoff and drainage. John mentioned that in most communities assessments are levied for curbing but we do not. Another homeowner questioned if there are plans for dealing with owners who have dead ash trees. John stated we send letters to homeowners who have dead trees and most have complied. Mike also mentioned that dead trees might cause a liability for homeowners if they are not removed. Paul added that if there are trees overhanging your property, you have the right to cut down or trim what is over your property. A question was raised regarding legal fees if someone proceeds to hire an attorney if the Architectural Standards Committee has denied an Improvement Application. That is a possibility. Paul mentioned that we could petition the court to post a litigation bond. John mentioned that there was a homeowner who threatened to do this but so far we haven't heard anything in quite a while.

Past Due Accounts: We assess a \$20 late fee for past-due accounts. Nine homes are over-due at this point. A homeowner questioned whether we release the names of homeowners who are delinquent in their dues. We typically do not do this; however, homeowners have the right to request to view the association books.

Neighborhood Updates: Meeting minutes are posted on the website. Bylaws, Covenants & Restrictions, and Improvement Application forms are also posted there. We currently have no Social Committee. Mike asked if anyone in the audience would be interested in this Committee. There was no response. The Architectural Standards Committee reviews Improvement Applications and approves/denies in accordance with our Bylaws and Covenants & Restrictions. A homeowner questioned if there is a mechanism for properties that are in disarray. Answer – The board needs to be contacted by email or letter with the address of the property in question and the specific complaint. The Board then verifies the complaint and sends a letter to the property owner. If the complaint is not addressed, additional contacts are made until resolution. John responded that we encourage people to talk to their neighbors as a first step when having an issue with a neighbor; however, if they are not comfortable with that, they should notify the

board. A homeowner in the audience stated his dissatisfaction with the attendance of this meeting. Not many homeowners seem to be interested in attending/finding out what's going on. Mike mentioned that the Architectural Standards Committee is open for membership. He then discussed some common requests, such as fences, and certain stipulations regarding fences. A question was asked whether the Architectural Standards Committee or the homeowners association has any control over the historical property in the neighborhood. The answer is no, the property was grandfathered in and is subject to federal law that supersedes the homeowners association. Other items mentioned by Mike: A Welcome Letter is being drafted and will go out to new homeowners; a neighborhood directory is being compiled by a neighbor who volunteered to do so; the landscaping Maintenance Contract has been renewed; the township will remove the dead ash trees on the boulevard berm; we continue to assess the berm and add trees/bushes when feasible. He also reviewed the phone #s for the city and township, mentioning that road issues and snow plowing issues should be directed to them. A homeowner asked if it would be possible for the township to plow individual's driveways. The answer was that this is not likely as their priority is the streets that have been dedicated to the township for maintenance. John suggests that homeowners need to hire someone privately. He also stated that if there is still this question, the homeowner could contact the Township Administrator, Dennis Pickett for a definite answer. Mike resumed reviewing updates: there is an upcoming project to resurface remaining township streets in the neighborhood and seal the streets that have already been resurfaced; Patricia Allyn Park shelters are available for rent. The National Night Out is held at this park. He also reviewed some common issues in the neighborhood: please contain your dog in your yard; use a leash when walking dogs and pick up after them; make sure your lamppost is in working order. Since we have no streetlights, working lampposts are important for safety and security. Mike also mentioned that Avenue of Flags is available to homeowners. A resident suggested that concrete stain might be an option for homeowners who have the new curb repairs at their property. A resident asked about junk thrown in driveways and if there is anything the association can do about it. The answer is basically no, we could not assume that all others in the neighborhood do not want to receive flyers.

Call for Candidates/Election of Director: Mike's term expires at the end of tonight's meeting. A Director for the Board needs to be elected. It is a three-year term. Bob Mason offered to be a nominee. There were no other nominations from the audience and none received by mail. With a voice vote, Bob was elected as director.

Additional Comments: John discussed water rates from the City of Springboro. He hopes to post the associated agreements on the Woodland Greens website.

Adjournment: 8:00 pm

Minutes Approved:

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