

Woodland Greens Homes Association

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

March 19, 2024 Annual Membership Meeting

Establishment of Quorum: No Quorum. 15 homes total: Fourteen homes represented in person, One by proxy (Quorum not needed for election of directors.)

Call to Order: 7:04 pm by Mike Mills

Proof of Notice: Notice mailed to all homeowners of record 02/13/24

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

Introduction: The administrator & directors introduced themselves

Financial Report: Mike Mills reviewed the financial report. There were a few questions from homeowners about late payments. Carrie will be sending reminders to homeowners with overdue invoices, and adding \$20 late fee in April.

Topics of Discussion gleaned from slides provided by Mike Mills:

- Boulevard landscaping- a couple of homeowners have expressed a desire to fill the voids left by the dead trees. They are experiencing increased traffic noise and loss of privacy from Lytle Five Points. There were many suggestions. Paul expressed concern for wasting money on trees that are threatened by disease and fungus. The consensus was to contact Grandma's gardens for guidance on disease resistant trees or shrubs while also being drought tolerant. Several homeowners have expressed interest in helping with a planting day, and/or purchasing plants to maintain the boulevard. Carrie has collected a few email addresses to contact when we have a plan of action. One neighbor complained of excess water in the boulevard, from a nearby sprinkling system. Another neighbor suggested it was a problem created from underground water flowing from Settlers Walk sprinklers at the entrance. Mike is in contact to see if something can be done. Also, a lack of flags indicating lawn treatment has been an ongoing issue. When meeting with the new manager for Ground Systems, this should be brought to their attention.
- Complaints about speeding. Many neighbors have experienced dangerous driving, especially during bus stop times. Homeowners are encouraged to get license plate numbers and contact the police department. Homeowners can also request a flashing speed sign to be placed in front of their home for a week, if they are so inclined. A suggestion was made to install speed bumps. This idea has not worked in the past, as Clearcreek township will not allow, due to road maintenance and emergency crew accessibility. Another idea was to add a reflective painted crosswalk.
- Questions about boat/trailer parking. The board of directors want to remind everyone that boats and trailers are not allowed to be parked or stored in driveways. There are occasions when grace is given for a temporary circumstance, but this is not permission to take advantage and park a boat or trailer in your driveway regularly or for multiple days at a time. If you insist on having your boat or trailer on your property, you must park it in your garage. The board of directors receive many complaints about this issue and the rules are clear.

- New Architectural Standards guidelines. The ASC has updated this document for clarity on home improvement applications. There was a question about turnaround for applications. The ASC does their best to get approval for your applications as soon as possible. The process is greatly improved when homeowners include as much detailed information as possible on the form.

Call for Candidates/Election of Director: Paul was up for re-election. Mike called for candidates. Zach Lawson volunteered for the position. Paul conceded. Mike motioned for a vote. Mike Christie 2nd the motion. All in favor.

Adjournment: 8:10 pm

Minutes Approved:



 Mike Mills, Board President/Director 4/3/24
Date



 Paul VanMaldeghem, Board VP and Treasurer/Director 9 Apr 2024
Date



 Nathan Frankart, Board Secretary/Director 4/9/24
Date

 Zachary Lawson, incoming Director Date