

Woodlands/Weddington HOA
Sunday, October 3, 2004
Location of Meeting Trey Price's home

In attendance were Trey Price, Robert DiBianca, Tony Marciano, Tommy Andrews and Sandra Andrews

Absent were:

The meeting began at 7:00pm

1. City Taxes

The city will agree with whatever the County claims we owe. The county says we owe.

In the beginning, we were not classified as a Non Profit Org. Trey immediately took care of this. The county acknowledges we are a NPO; we do not owe 2004 taxes but owe 2002 and 2003 taxes.

Trey called Joe Aiken who offered to "write a letter". The County said it will do no good and we will owe the taxes. Brenda told us two years ago that it was taken care of and we should not pay the taxes. The County gave us a 15 day extension. The paperwork continues to go to Joe Shambo (affiliated with Niblock when development was built). Hawthorne was to petition the state to be our official agent (no cc to Board).

The HOA Board feels that Hawthorne management should pay. At the annual meeting, it was noted that our taxes were overdue and Brenda told us that it was taken care of. Our new rep at Hawthorne Management is Ashley Rohats.

Motion – if HMC should fail to recognize to pay the bills, we have authorized the HOA board to pay the taxes. Motion by Trey and seconded by Sandra. The vote was unanimous with no dissenting votes

2. BAM

We have a proposal from BAM to be our management company. We have no contract with Hawthorne Management Company (HMC). It is the sentiment that we give HMC an opportunity to resolve this matter before switching to another management company.

3. Tennis Court

Trey met with John Mastro re. tennis court maintenance. The issues include:

- a. Posts that have cracks around the foundation
- b. Cracks are forming at other places
- c. Water lying on the surface

There are drainage problems at the tennis courts. They include along Park Road Place, and the pool house.

Motion to look at the problem and come up with solutions and quotes. Trey made motion and Robert seconded the motion. It passed with no dissenting vote. Trey will call Ashley to obtain 3 qualified contractors (we asked Brenda twice) to put in the drains

to deal with the water problems. This includes moving the water alongside Park Road Place, turning by the pool, and down between the tennis court and the pool house .

The cranks that tighten the net are missing. This will allow the tennis players to loosen the nets when they leave.

The “tennis players” want the surface coated with a fiberglass resin, to keep water from working its way into the surface.

4. Oktoberfest
October 16th at 7pm. All alcoholic beverages are being donated by Tim Hemler. No HOA funds will be used for its purchase.
5. Pool
Sam Cowa – has been a resource for pool information. Next week, the pool company will cover it. The pump will continue to run, ever while it is covered so the water does not become stagnant. They will ask them to stack the chairs more towards Oct 20th and not Oct 16th.

Next season, we will not have the “Snapple” machine. We will have to find a vendor with which to do business. Proceeds of “Snapple” machine go to Mary Beth for Social Committee.

6. Finances
Robert said we were behind in revenue by \$4,567. This is because people paid dues in December. We are actually behind \$1,275. This year’s expenses include the gate and drainage We have \$62,230.26 in reserves. We started off the year with approximately \$67,000. When 2005 dues come, it will pump up the revenue.
7. HOA dues

Cudlipp has not paid HOA dues since HMC took over the account.(1834 Park Road). We need to find out from HMC what their policy is for delinquent dues.

Next meeting will be November 7, 2004 at 7pm (1st Sunday in November).

With there being no further business, the meeting adjourned at 8:05pm.

Respectfully submitted,
Anthony Marciano II, Secretary