

Woodlands/Weddington HOA
Wednesday, November 13, 2005
Location of Meeting Sandra Andrews home

Board members present: Sandra Andrews, Robert DiBianca, Tony Marciano, and Laurie Williams
Board members absent: John Mastro
From the city

The meeting began at 5:05pm

1. MINUTES: The minutes of the October 16, 2005 were presented. Robert made a motion and Laurie seconded it. They were passed with no dissenting votes.
2. BUDGET: John & Laurie are working on the budget. The landscape contract includes reseeding. There will be a slight increase in pool costs. With the lifeguard, the pool costs will increase by an additional \$14,000. The water bill was higher this year due to a potential leak in the pool. The cost for the pool test is \$900. We don't know the cost of the repair. Laurie will research whether or not we are being charged for reserve accounts.
3. HOA LAWS: We must notify HOA members 30 days in advance before annual meeting. Once you begin the process of issuing a lien, the homeowner has 10 days without penalties to pay. After 10 days, you can assess penalties up to \$100 per day. We comply with the requirements for issuing liens. You cannot compensate officers or directors. We can buy refreshments for our meetings. Association records must be made available to owners and must keep financial records (currently being done via Hawthorne management). Do not "self help" homeowners. We need to push the responsibility onto the homeowner and pursue legal action if needed.
4. POOL – Eric has winterized the pool. There is a leak in the pool. The cost is \$900 for the test. Sandra will investigate who built the pool.
5. BIDS – Jeff is working on bids for irrigation, lights, and repavement. The lamp is not covered under our Insurance. It is considered one of our landscaping elements. There are 2 lights on the island. It was agreed to have the lamp replaced.
6. STREET SIGN TOPPERS: The cost of the Street Sign topper materials is \$37 per sign to fabricate it. The City is responsible for labor costs fabricate and install the sign toppers at a cost of \$60 per topper. We need 15 toppers at a cost of \$550. We decided to delay a decision until we see a neighborhood with the signs.
7. DIRECTORY: Sandra has created an excel spread sheet for the homeowners and is asking for corrections or changes.
8. NEWSLETTER: Sandra is working on the newsletter for December. She needs the materials right after Thanksgiving. There is no charge for ads.
9. STORM WATER: Concord is under the Federal Clean Water Act of 1987. Additional information can be found at www.ci.concord.nc.us and click on "Let's Make It Clear".
10. CHRISTMAS PARTY: Laurie will e mail information on Christmas Party.
11. PROJECTS: We will invite the homeowners to the January 2006 meeting to discuss projects & assessments.
12. CLOSING: Next meeting will be December 11, 2005 and January 8, 2006 at 5pm. With there being no further business, the meeting adjourned at 5:58 pm.

Anthony Marciano II, Secretary