

**WOODLANDS/WEDDINGTON HOA
MONTHLY MEETING MINUTES
June 11,2006 5:00pm
2011 Stoney Creek Drive**

Attending: Robert DiBianci, Tony Marciano, Ellis Hopper, John Mastro, Scott Mahoney, Dick Lewis and Officer H.M. Delaney

Absent: Hawthorne Representative

Robert DiBianci called the meeting to order at 5:00pm

City Issues:

Guard Rails along the creek area on Stoney Creek Drive was addressed. Dick Lewis mentioned that the rails are available from the city, after further discussion it was motioned that we do NOT want to go forward with the guard rails, motioned was seconded and voted unanimously to decline the installation of the guard rails.

Speed Bumps Dick Lewis still looking into the issue

Radar Detector This option is a 6 months lead time for it to get onto the streets of the Woodlands Community. Sgt Hartsell of the Concord Police Department is the point of contact.

Grant Program (\$) Dick Lewis is looking into the date of the city run grant program. It was discussed that these monies could be put to use for the pool/tennis parking lot pavement project.

Officer Delaney gave us a few recommendations and comments:
Our neighborhood has a low crime rate and is looked upon as a safe and well maintained community. She did recommend that we keep enforcing to the other homeowners to lock your cars at night and keep your garage doors closed, items still end up missing from cars and garages.

Officer Delaney was going to look into if we have a "no trespass" form on file. The board needs to follow-up. This form entitles the police department to take proactive steps toward trespassers.

Contact information:

Email: delaneyh@ci.concord.nc.us

Police station office: 704-920-5000

Police non emergency: 7045-920-5580

Concord police website: www.concordp2c.com

Minutes:

Minutes from the previous meeting were not available for submission to the board. Minutes to be submitted at the July meeting for approval.

Treasurer Report:

Review of the treasurer's report was discussed and the items that were questioned. Maintenance and water charges to be reviewed. All other items looked reasonable and approved by the board.

Other issues that came up:

- Look into sensor lights by the pool to discourage teenagers "hanging out" after pool hours. Front and back of the pool areas.
- Annual dues increase was approved by the board but wanted to verify with Hawthorne of the effective date (Jan, 2007). This increase would be based on what is in the bylaws with regards to the cost index. We are estimating \$10.00/yr increase.
- Parking lot pavement needs sealer at a minimum and John looking into getting quotes for sealer and the entire resurfacing.
- Painting the bathrooms at the pool area, it was discussed to get a quote and that we might want to look into doing the paint project at the same time as the pavement issue and close the pool for 24-48 hour period.
- Get a quote to replace the light bulbs at the tennis court. One bulb is out and to be cost effective it might be worth while to replace all the bulbs at the same time.
- Need to talk to Hawthorne on the legal language in the bylaws with regards to the annual dues and the two thirds vote of the homeowners required to increase the dues in excess of the now written cost index factor.
- Sandra Andrews will continue to gather the neighborhood directory information.
- John was going to contact the first house on the Monticello entrance on putting up a "No Soliciting" sign.
- We need to push our community to our website and have them update their information www.woodlandsnc.com
- Robert was getting updated directory information to help monitor pool keys

Architectural Approvals:

Residence at _____ Weddington Road requested and was approved by the board for back patio and front drive way modifications / building. Question was addressed on the right of the way from the property lines; it was assumed that this is part of the city's building permit approval.

Meeting was adjourned at 6:10pm

Next meeting July 9, 2006 at 5:00 pm at 2011 Stoney Creek Drive

Respectfully submitted for approval

Scott Mahoney
Secretary