

**WOODLANDS/WEDDINGTON HOA  
MONTHLY MEETING MINUTES  
July 9, 2006 5:00pm  
2011 Stoney Creek Drive**

**Attending:** Robert DiBianci, Tony Marciano, John Mastro, Scott Mahoney and Dick Lewis

**Absent:** Hawthorne Representative, Officer H.M. Delaney, Ellis Hopper

Robert DiBianci called the meeting to order at 5:05pm

**City Issues:**

Speed Bumps Dick Lewis still looking into the issue.

Grant Program (\$) It was decided that the committee go ahead put the grant application together so it will be ready for submission for when the time comes for applying.

Robert confirmed with officer Delaney that the HOA trespassing notification was on file with the police department. This will give the police the authority to enforce the covenants of Woodlands HOA with regards to trespassing.

**Minutes:**

Minutes from the previous two meetings were approved and second

**Treasurer Report:**

Was approved and second

**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.
- Parking lot pavement needs sealer at a minimum and John looking into getting quotes for sealer and the entire resurfacing.
  - \$3k FOR SEALANT ONLY
  - \$7k FRO NEW PAVEMENT
- 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 with regards to liability insurance for the people that serve on the board of directors.
- John was going to contact the first house on the Monticello entrance on putting up a "No Soliciting" sign.
- we need to review and confirm with legal or police counsel for proper wording for a new pool sign that will address the main issues of:
  - Operating hours

Woodland Residents only  
Guests of residents  
Glass containers prohibited  
Supervisory age requirements

- Robert was going to talk to the resident that has a dog wondering by the main entrance area. Remind them of the leash laws
- Scott was going to take care of the hornets nests in the ladies bathroom at the pool area.
- Pool issues slated for improvements the first week of October:
  - Sensor lights
  - Front door (gate) panic bar – better security
  - Railroad Ties for parking lot against the fence
  - Fencing extension around the parameter
  - Paint the bathrooms
  - Deadbolts for the bathrooms for the off-season
  - Pavement of the parking lot
- Trash can letters to residents was discussed and it was decided that we will ask Hawthorne stop with the mailing of these notices.

**Board Actions:**

The board vote unanimously that we spend up to \$1,000 for an electrician and the proper sensors around the pool area to help with the loitering issues of after hours.

A resident inquired of using the pool area for a weekly poker card game. The board unanimously voted that down

**Architectural Approvals:**

NONE

Meeting was adjourned at 6:00pm

Next meeting August 13, 2006 at 5:00 pm at 2011 Stoney Creek Drive

Respectfully submitted for approval

Scott Mahoney  
Secretary