

WOODLANDS/WEDDINGTON HOA
MONTHLY MEETING MINUTES
Nov 19, 2007 7:30 pm
Tony Marciano's Home 2027 Stoney Creek

Attending: Tony Marciano, John Mastro, Linda Hopper, Scott Mahoney, Robert DiBianci, Dick Lewis, Bill Simone, Phil and Jan Fowler

Absent: Terry Maher, Lynette Hemler, Scott Mahoney

Tony Marciano called the meeting to order at 7:30 pm

Minutes:

Minutes from October meeting were approved.

Resident Issues:

Residents, Phil and Jan Fowler reported seeing dead birds (downy woodpeckers) that have been getting caught in street lamps (they have observed 5 dead birds in 5 months in different lamps in neighborhood). They have worked with Bill Simone from the City of Concord since July to come up with a solution. Pictures of the trapped birds have been e-mailed to the company supplying the lamps. Several potential solutions were discussed (caulking, weather stripping, etc.) but research needs to be done to evaluate effectiveness, impact on fixture, and cost. Bill will ask supplier to participate in a solution and to come by and meet with representatives from the board to discuss.

Note: We have 15 lights in neighborhood and the replacement cost for our current fixture is \$700 each.

Landscape Issues:

Robert was contacted by a landscaping company asking to provide bid for neighborhood and he passed information to Tony. Board members discussed and decided that we are pleased with current provider not interested in changing companies at this time.

Financial Report:

Scott was absent from meeting but e-mailed Balance Sheet, Income Statements, and Aged Receivables to the Board for our review. Tony asked John and Robert to look at receivables and work on a plan to collect past due accounts (letters, phone calls, liens, etc.)

The Board voted to increase HOA Fees by \$10.40 for next year. Fees will be or \$78.25 per quarter for a total of \$313.00 per year.

Pool Area Issues:

Tony asked for discussion on reserving pool and pool area for private parties. The board voted to continue current policy of keeping pool open for all residents during pool season.

Architectural Approvals:

None submitted

City Issues:

Dick reported he has contacted a city liaison about Weddington Road area HOA presidents meeting to share ideas on common issues. A city-wide meeting will be held Saturday, Dec 1st at the Cabarrus Arena. John will attend to represent the Woodlands.

Other Issues:

Kim Holman did not attend the board meeting, but will continue to work on social events for the year. Tony will contact her and include the Christmas plans in the newsletter.

Meeting was adjourned at 8:30pm

Next meeting 7:30pm Monday, Dec 17, 2007 at Tony Marciano's Home 2027 Stoney Creek

Respectfully submitted for approval

Linda Hopper
Secretary