

WOODLANDS/WEDDINGTON HOA
MONTHLY MEETING MINUTES
Dec 17, 2007 **7:30 pm**
Tony Marciano's Home **2027 Stoney Creek**

Attending: Tony Marciano, John Mastro, Lynette Hemler, Linda Hopper, Dick Lewis, Roger Grady, Phil and Jan Fowler

Absent: Terry Maher, Scott Mahoney, Robert DiBianci, Dave Stoner

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

Minutes:

Minutes from November meeting were approved.

Resident Issues:

Street Lamps trapping birds:

Prior to the meeting Tony forwarded to the board a proposal from Bill Simone (City of Concord) to modify existing neighborhood street lamps by installing a silicone bead along each of the gaps causing birds to become trapped. The remedy suggested by the manufacturer would be done by the city at Woodlands HOA expense and would cost approximately \$90 per fixture for labor and materials. Note: We have 15 lights in neighborhood. The board voted not to proceed with this remedy at this time. Tony will notify Bill of our decision.

Phil and Jan Fowler attended the meeting and reported that they have communicated with personnel from NC Wildlife Resources, and the National Wildlife Federation. They were informed that the manufacturer of our fixture, by causing the fatality of birds, is in violation of the Migratory Bird Treaty Act. With the assistance of these agencies a letter has been drafted and will be sent to the Stresscrete Group, the owner of the company that manufactured our fixtures. The letter asks for a modification at their cost to find a solution for our neighborhood and others that have purchased this light. A copy will be sent to the City Manager of Concord and to the Board. The board approved sending the letter. We also agreed that we need to give the company time to respond.

Landscape Issues:

John reported that someone had asked him about the lack of Christmas Decorations at neighborhood entrance. Roger Grady volunteered to purchase decorations and install at entrance.

Roger reported that some of the lights at the creek on Stoney Creek are not working. Tony will contact PJ about replacement and repair.

Financial Report:

Scott was absent from meeting but e-mailed Balance Sheet, Income Statements, and Aged Receivables to the Board for our review. John reported that past due statements have been delivered and Q1 '08 statements will be mailed soon. A discussion was held about changing dues to annual or semi-annual. We agreed to research by-laws and discuss in future meetings.

Pool Area Issues:

Dave Stoner was absent from meeting. Tony reported that "Push to Exit" button will be installed prior to pool opening in May.

Architectural Approvals:

None submitted

City Issues:

Dick Lewis reported that Neighborhood Awards had been announced.

Dick told us about City grant possibilities for 2008 and will e-mail information sites. Linda will research projects, qualifications, target dates, deadlines, etc.

Tony will check with Robert to see if we have closed out all necessary paper work for 2007 grant and if we have received the money. If not, Dick will check on status of payment.

Other Issues:

John will talk with someone about updating The Woodlands Website.

Tony reported the newsletter will be delivered this week.

Meeting was adjourned at 8:30pm

Next meeting 7:30pm Monday, Jan 21st, 2008 at Tony Marciano's Home 2027 Stoney Creek

Respectfully submitted for approval

Linda Hopper
Secretary