

WOODLANDS/WEDDINGTON HOA
ANNUAL MEETING MINUTES
May 2, 2010 6:00 pm
Pool House

Attending: Terry Maher, Ashley Brown, Tracy Raulerson, Shelley Scott, Dave Stoner, Dick Lewis, Officer H. Delaney, Captain S. Newell and Residents representing 36 Households

Terry Maher called the meeting to order at 6:00 pm

2009 Accomplishments Recap:

- Pool House & Pool Deck
 - Repaired & resurfaced deck
 - Renovated bathrooms
 - Larger "under cover" sitting area with new fans, lights and controls
 - New gutters, fixed leaks, cleared drainage pipe
 - New siding to fix holes and repair exterior Pool House walls
 - Cleaned and organized areas in the Pool Mechanical Room and upstairs
- Front Island - lights, irrigation, landscaping:
 - Front entrance committee thinned out and removed trees behind both front entrance signs
 - Front entrance committee worked with Terra Green on proposed upgrades to the Front island. The Board approved:
 - Replace two lights with updated light fixtures
 - Fix irrigation and electrical issues
 - Update plants and bushes
- Pool side Chats: Flood Plain & Traffic
 - Flood Plain overview & education (Coddle Creek & Stoney Creek) with Concord Director of Development Services
 - Traffic Enforcement and Planning with CPD and Concord Dept of Transportation Manager.
- Stoney Creek Study and Recommendations
 - CESI (Concord Engineering Survey Inc) provided Stoney Creek assessment and recommendation
 - Semi-annual cleaning of pipes running under Stoney Creek and regular "walk of creek" to maintain flow
- Asphalt repairs at intersection of Weddington Rd & Moreland Wood Trail
 - Turning ruts were repaired with asphalt
- Vandalism status/update
 - Engaged CPD, Neighbors and other HOA's to coordinate info on Paintball vandalism & provided updates
- Updated Neighborhood Directory
- Updated Woodlands Website
- Updated Budget Planning forecast to account for Preventative Maintenance items - Pool, Parking lot, etc.

- Committee work:
 - Social - Picnic at the Pool; Kids/Adults, Holiday Christmas Lights decorating Contest
 - Traffic-assessment, increase patrols, Safety awareness day at the pool and information passed out to Neighbors
 - Landscape Committee - Front entrance improvements as well as 3 proposals to improve aesthetics at the main entrance (2010-2011 Board to review).

Crime Statistics - Officer Delaney

- A report was created for The Woodlands indicating incidents called into the Police Department from Jan 2009 to April 2010. The report reflects few incidents and a safe neighborhood.
- Breaking and Entering of Autos is on the rise, a reminder to keep all valuables hidden and vehicles properly locked, windows closed. GPS, cell phones, computers, etc, continue to be the top items stolen from vehicles.
- Officer Delaney reviewed what steps drivers should take when pulled over by a Law Enforcement Officer. Steps will be included in a future Newsletter.

City Liaison- Dick Lewis:

- Will work with the Front Entrance Committee and 2010-2011 Board on addressing repairs to low lying area by front entrance off of Weddington Road. It is in State right of way, not the City.
- Terry recognized him for his efforts to have the asphalt rut repairs done to front entrance.

Financials:

- Reviewed and approved proposed 2010-2011 budget that was comparable to 2009-2010 budget

Board Members Approved for 2010-2011

- Ashley Brown, President - ashley.brown@foremost.com
- Tony Riggins, Vice President -
- Tom Schmitt, Secretary - TomSchmitt@invista.com
- Troy Scott, Treasurer - sscott17@carolina.rr.com
- James Blanford, Assistant Treasurer - Jblanford@carolina.rr.com

Ashley presented Terry Maher gift certificates to local restaurants as a show of appreciation for work efforts on the Board.

Resident Concerns for 2010-2011 Board

- Feasibility study for playground behind/beside pool.

Next board meeting will be Monday, May 17th, at 7:00 at Ashley Brown's home.

Respectfully Submitted,
Tracy Raulerson
Secretary