

April 10, 2019
Woodhaven Estates HOA
Board Meeting Minutes

1. Meeting Called to Order at 7:11 p.m.
Board Members Present: Karla, Carlie, Linda, Andrew (joined at 7:30 p.m.)

Introduction of Meeting Guests: Dan Ferrall
2. Adopt March Board Meeting Minutes
Karla proposed adoption of Minutes; Carlie 2nd, unanimous approval by Board members.
3. Treasurer's Report (Carlie)
Discussion about current reconciliation on 2019 dues. Carlie reported that \$6,853 were deposited however, the HOA bookkeeper did not provide any deposit summaries.
4. CC&R report & Discussion (Alexander)
 - a. Action item from 3/13/19 meeting with regards to clarifying instructions on the Architectural /Paint Request form. Alexander reported that the form is fairly clear. However, will instruct homeowners to upload paint colors or identify paint manufacturer and color code using the form onto the HOA website. HOA approval will also be via website.
 - b. No new CC&R actions.
5. Parks Report (Janet)
Janet was absent from the meeting. However, she is going to meet with past HOA board member, Tom on April 13, 2019 to discuss historical and current status on projects that were being undertaken by previous Board.
 - a. Girod Park Gazebo Project
Carlie brought in several photos of gazebos as examples. The Board reviewed these, and the selections shall be passed on to Janet.
6. Announcements from the Board Chair
 - a. Attorney Communications: Karla met with the HOA attorney to discuss open items and processes for actions against homeowners who are in violation of CC&R's, and severely past due on HOA annual dues. Currently there are 3 severely delinquent properties that owe at least 5 + years of back dues, and 1 property in foreclosure. The Board discussed possible action, but no consensus on action was reached. The Board requested additional information about the delinquent properties (homeowners). Karla to research and report back to the Board.
 - b. Karla is working on a new "Welcome to the Neighborhood" letter, and will send out to the Board for review.
7. Upcoming events
No report out
8. Presentation of Other Business
 - a. Karla discussed placing an electronic copy of the current newsletter on front page of the website. This will be replaced with each new quarter newsletter and then the past newsletter placed in archives.
 - b. Carlie suggested perhaps a message board to be built at common areas in the subdivision (suggested sites were Burley Hill and Girod Park). The Board will continue to discuss this and research different types and prices at future meetings.
 - c. Karla brought to the Board a request from a homeowner for copies of last year (2018) Meeting Minutes. This request was approved and Karla will ensure that the homeowner gets copies.

- d. Dan Ferrall (guest) presented a draft of the new HOA subdivision electronic map he has been working on behalf of the Board. He has spent \$20 on the program software. Andrew motioned that Dan be reimbursed this cost; the motion was 2nd by Linda, and Board unanimously approved the reimbursement.

The Meeting was adjourned at 8:28 p.m.

Minutes respectfully submitted by,
Linda Wilson

These "draft" Minutes shall be posted on the website, and formally adopted at the May 8, 2019 HOA Board meeting.