

Woodland Greens Homes Association

P.O. Box 592 ~ Springboro, OH 45066
www.woodlandgreens.com

March 21, 2016 Annual Membership Meeting

Establishment of Quorum: No Quorum. Fourteen homes represented. (Quorum not needed for election of directors.)

Call to Order: 7:00 pm by John Parks.

Proof of Notice: Notice mailed to all homeowners of record 03/04/16.

Attendance: John Parks, Board President/Director; Paul VanMaldeghem, Board VP and Secretary/Director; Tom Kelly, Board Treasurer/Director, Sue Starner, Administrator; Homeowners as per sign-in sheet (attached).

Introduction: The directors introduced themselves.

Financial Report: John Parks mentioned that dues are \$125, the same as in previous years. In 2015, 100% of dues were collected. Residents who do not pay on time are charged a \$20 late fee and after that they are sent to our attorney for collection proceedings and lien assessment. The homeowner is liable for these additional fees. John reviewed the 2015 year-end report and the 2016 budget. The rate for the landscaping/lawn care contract has not been raised for several years. Brickman has always come in as the lowest bid. We are no longer paying for tree removal as the township has agreed to handle this. The ash trees that have died have been removed. There are some 'holes' in the landscaping where dead trees and bushes need to be replaced – there is money in the budget for this. A proposal is being reviewed. We are no longer budgeting for watering as it is less expensive to replace dead trees and bushes than to water throughout the summer. The signs are leaning and have 'issues' – there is money in the budget to address this.

Neighborhood Updates: Meeting minutes are posted on the website (www.woodlandgreens.com). Bylaws, Covenants & Restrictions, and Improvement Application forms are also posted there. Board meetings are open and normally held the 1st Tuesday of the month at 7pm, upstairs at Dorothy Lane Market Springboro, unless there is no need. If you are interested in attending a board meeting, please email wgha@juno.com to see when the next meeting will be.

We haven't had a Social Committee for eight years. It would need to be volunteer-led if anyone is interested.

The Architectural Standards Committee consists of board members at this time. Additional members are needed/wanted. This committee meets upon receiving an Improvement Application. Improvement Applications are needed for most exterior changes and require approval. It also meets if there are reports of non-compliance to the Covenants & Restrictions & Bylaws and acts upon such complaints if valid. Interested parties are encouraged to become part of this committee. Architectural Standards Committee guidelines are on the website and are used along with the Bylaws and Covenants and Restrictions for reviewing Improvement Applications. Our attorney is currently reviewing the bylaws to determine what can be done for homeowners who have repeat violations.

Post lights – Please keep working bulbs in lights for safety.

Neighborhood signs are leaning, fading, and rusty. We will be getting quotes for repair/replacement.

Question/Answer Session:

A resident asked if landscaping on the west side of the Tanglewood Drive entrance would be addressed. The directors will look into it.

Landscaping was discussed further – used to have a committee – if any interest or input, please contact the directors.

The commercial lot behind W. Tamarron is for sale. At this time, nothing is going on.

A resident asked if we are mindful of installing trees that will not grow into the power lines. Yes, we look for round trees that won't grow too tall.

City of Springboro water surcharge discussed. John provided a handout. It is an old agreement made to counter Woodland Greens not being annexed.

A resident asked if the intersection of Woodland Greens Blvd and Innsbrook Lane has a leaky fire hydrant. The City has been told and is checking it.

A resident asked if an Improvement Application is needed to re-do driveway aprons. Yes, and it would be approved; however there is also a need to check with the city or township in case there are storm gutter concerns.

Discussion of violations. Complaints are addressed by referred basis or if blatantly visible.

Improvement Applications for garages – Forward facing garages are not within the character of the neighborhood. Secondary garages are considered through the improvement application process.

Call for Candidates/Election of Director: Tom Kelly was elected last year to complete the term of a director who had resigned. Tom is willing to serve another 3 years. There were no other nominations. Tom was elected to a 3 year director term by voice vote.

Adjournment: 7:56pm.

Minutes Approved:

Name	Title	Date
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Name	Title	Date
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Name	Title	Date
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