

Meeting Minutes For:
Quarter 4 2024 Woodland Ponds Board Meeting

Meeting Details: Location: Nelson Residence, 63342 Lavender Circle

Meeting Facilitator: Lee Nelson

Secretary: Terri Stradley, Treasurer, took meeting minutes due to Jamie Pike, Secretary, absence

Date: December 5, 2024 6:30 PM (Meeting started at 6:39)

Attendees:

Lee Nelson

Terri Stradley

Bill Welfeldt

Absent board Members:

Jamie Pike

Tina Suppes

Homeowners: None

Meeting called to order at 6:39 PM by President Lee Nelson. Lee read the minutes from Board Meeting on 9/18/2024.

New Business:

#1 HOA Transfer Fee from Sale of House

6:43 PM: Lee informed that Wofford house at 13404 6308 Way is under contract. Real estate agent contacted Lee for HOA info/documents. WP HOA charges a \$50 transfer fee when a house sells. He asked if we should change the amount of the transfer fee to \$100 or \$150. Agreement made by all in attendance that transfer fee remain \$50.

#2 Update HOA Website, Amendment #4

6:45 PM: Lee would like update to Home Page of website. Will discuss with Jamie. Lee will also ask Jamie to post an announcement on the website reminding homeowners about HOA dues for 2025. All present agreed that we will discuss Amendment #4 at next meeting.

#3 2025 HOA Dues

6:46pm: Discussion moved to whether dues for 2025 should be increased. Terri presented a review of 2024 HOA expenses for consideration to help determine if there will be a need to increase dues. Further discussion was made regarding anticipated budget needs for 2025.

- weed control & cut down, path & along Marine Rd
- air pump(s) for pond(s) for algae control

- removal of cattails blocking ditch water flow; replace with culvert

Considerations were discussed regarding the age of the community & infrastructure that will require more expense to maintain and/or repair; lack of volunteers for HOA work days & aging of the homeowners who do volunteer will require HOA to hire out; cost of regular maintenance work/items has continued to rise. It was also discussed that 2024 Expenses to date (\$12,221.22) exceeded 2024 Income (\$11,400.00). Having a starting balance of \$4,135.66 in the checking account prevented us from going in the hole, which would have required us to dip into the reserve fund. Additional discussion about necessity to start adding to WP HOA savings/reserves account.

7:10pm: Terri made motion to raise HOA dues for 2025 by \$25. Lee suggested to raise to \$27.50 (10%). Bill seconded the motion. Approved 3 to 1 with Jamie Pike voting No per email to Lee Nelson. Lee will contact Jamie and prepare letter to be mailed before December 30, 2024.

#4 2025 Budget

7:16pm: Lee asked Terri to put together a budget for 2025. Terri agreed. Lee and Bill will get estimates for expenses regarding the air pumps for ponds and culvert to rid cattails.

OLD BUSINESS

7:32: Bill asked to review the minutes from 9/18/2024 HOA Board Meeting.

TOPICS OFFERED FOR FUTURE DISCUSSION/CONSIDERATION

7:38:pm Terri suggested we create a quarterly newsletter for homeowners. Lee agreed and stated he would like to be involved. Targeted for Feb/Mar 2025

7:43: Bill stated he wishes to resign from the HOA board in spring 2025 and would be available for consulting. Lee stated his term as president ends at the end of 2025 and would like to step down but said he would move into VP role. Discussion about how to recruit and who to consider for HOA board positions.

7:59pm: Lee motioned to adjourn. Bill seconded.

ADJOURNMENT

The meeting ended at 7:59pm

Minutes submitted by Terri Stradley_____

Minutes approved by Lee Nelson_____

