

2019 Woodbine Annual Homeowners Meeting Minutes

February 28th- 6:30 p.m. at the Clubhouse

HOA Board Attendees: Ed Barrett, Lorraine Baird, Barbara Hatcher, Jeremy Almeida and Dana Sheffield

ProManagement-represented by: Michael Marchese, Shelly McMahan and Renee Miller

As homeowners were gathering, a question was raised by a homeowner, asking when the spa will be complete to re-open. Michael advised this stair repair was delayed by the spa company and should have been open this week. This repair should have been completed a couple of months ago. We are holding back money until this is completed to our satisfaction. We did let the homeowners know the spa at the other office was available for our use.

1. The 2019 Woodbine Annual HOA Meeting was opened at 6:35 p.m. As Barbara was presenting the HOA Financials, that are available on the website, a homeowner quorum was established.
2. Formal Approval Of 2018 Annual HOA Meeting Minutes: A motion was made by Homeowner living in Unit #113 to approve the 2018 Annual HOA Meeting minutes. A second was made by Homeowner living in Unit #86. There was no one opposed or no discussion. These meeting minutes are on the website.
3. Election or Re-election of HOA Board Members -nominees. Legally 3 Board Members are required and there are presently 5 Board Members.

It was asked if anyone was interested in being on the HOA Board. Homeowners David Donnelly, Unit #113 and Cameron Collette from Unit #172 volunteered for the HOA Board. Homeowner from Unit#59 made a motion to approve the present HOA Board and the two new members. Homeowner in Unit#96 seconded the motion. The 2019 HOA Board was unanimously approved with no homeowners opposing. Thank you, David Donnelly and Cameron Collette, as well as our returning HOA Board Members.

4. Financial Overview:

- a. HOA Dues and Delinquency. In 2012 when Pro Management took over administration of Woodbine, delinquent dues were approximately \$32,000 and since that time delinquencies have reduced to a much smaller amount - about \$6800 as of the end of December. Of the present past due amounts (\$3962.99 and \$1392.02) are in small claims. A garnishment was approved for the larger amount and we are awaiting a court date for the smaller amount.

b. 2018 Income/Expense Summary.

The 2018 Net Income (Total collections minus Total Expenses) was \$20,556 lower than projected for 2018. This does not include the major plumbing leak expenditures or the cost to resurface the spa.

- The major categories for the Total Expense overage for 2018 were:
- \$20,273 is for sewer due to leaks
- \$4537 is for excess water usage - due to leaks
- \$7361 is building repairs in excess of the budget
- \$3811 is for tree trimming in excess of the budget

BOARD APPROVED PROJECTS outside of the budget:

	<u>Year to Date:</u>
• Major Plumbing Leaks	\$40,149
• Plumbing Shut off Valves	\$3,718
• Spa Resurfacing down payment	<u>\$3,300</u>
Totals (Paid Reserve Acct.)	\$47,177

Please note: the 2018 main line leaks costs and spa restoration (total \$47,177) was covered by the \$48K we saved into the Reserve account in 2018. Accordingly, the Reserve Account did not increase any in 2018, but on the bright side it did not decrease either.

- The 2019 Budget is posted on the HOA Website

5. Our Water/Sewer expense crisis - discussion and proposals

There was a discussion of the steady increase of the water and sewer costs on this property since 2015, due mainly to the water leaks. Suez Water is also building a new sewer processing plant to accommodate the city growth. This is also adding to our rising water/sewer costs. As seen in the recent water billing, there now seems to be a water leak in Bldg. U that is being pinpointed. There was considerable discussion and concern by homeowners as to why we haven't addressed the replacement of the water lines on the entire property. Michael indicated that it would probably cost around \$500,000 but we are looking into partial replumbing. Many options have been explored and no large professional plumbing company so far has been interested in this "re-plumbing project." We have approached 3 so far.

Fact Shared: The total water/sewer costs for Woodbine consumed 36% of our total operating expenses in 2018.

Fact Shared: Since 2013 Woodbine has incurred 29 main leaks and the repairs have cost \$82,111.

Fact Shared: CONSERVE water, it will CONSERVE your HOA Dues for better purposes.

6. Mainline leaks, a continuing problem-discussion and proposals: A "Hand-Out" was passed around to show a "sample building" of the layout of our water pipes from the main city water line to each building. This diagram shows how each building has a "stack" to shut off the water for the 2-3 units above each other from the ground level. Also, on this attachment was a detailed summary of each building and the water/sewer cost per unit.

It was explained that most of the leaks have occurred at the building to stack/shut off locations. There have also been some main line leaks.

We are currently looking for the individual unit (stack) shut offs for 5 buildings and 20 shut off valves (the blue caps seen in some landscape areas and near patios represent locations for those found). We are working with a plumber to locate the remaining 20.

The repair we are considering to have done is "sleeving/threading new pipe inside into the existing blue water lines." We have done this repair on some units already. This is a city approved repair. The cost to do this has been \$3,900 per unit. A licensed plumber charges as much as \$125 per hour. We haven't found one particular building to be worst than the next.

A local plumbing company gave a bid today of doing these repairs for \$2,500 per stack and we have 76 stacks on this property. We have done about 6 of these replacements over the past few years. The actual repair does not take much time once the "stack/valve" has been located. The estimated time is repairing/re-piping one "stack" a day. The Pro Management "in house folks" will do the "digging and filling in" to locate and cover the water stacks, included in this \$2,500 cost.

The total estimated cost to replace all 70 remaining stack feeder lines on this property is \$150,000 to \$175,000. This would necessitate an "Assessment" to each homeowner of approx. \$50 a month for 2 years. This would be separated into a separate account allocated to this repair. As a HOA we don't have the assets to secure a loan. A couple of homeowners offered suggests on getting the funds available for each homeowner. This will take further investigation.

Some suggestions/questions: were to call the Pipe Fitters Union, search contractors outside Boise, grants from the city, can a bank arrange something for each homeowner, can the plumbing company finance the cost for a guaranteed income over a couple of years? If there are any further ideas, thoughts or suggestions regarding this "water leak" issue, please write it up and submit to Renee.

The "re-piping" of this property is truly a community wide issue. We are planning to get all the "facts/figures/timelines/costs" together and a special HOA Meeting will be called to present the information.

7. Homeowner Comments and Questions:

Homeowner in #172 advised the neighbor above her has a water leak over her bathroom, causing ceiling water damage in her unit. She is concerned about the mold that could be growing. This is second time there has been a water leak above her unit. It was suggested she speak with Renee to get the process started. As a homeowner, you are responsible for any damage done to the units below.

A homeowner asked the directional signage be made larger or at least have lights added at the back edge of the property (using the driveway by our HOA Office). She said the UBER Driver she called had a very difficult time locating her unit by trying to follow the signage.

Another homeowner wants some shrubs and trees trimmed around her unit and building signage, claiming a safety issue. She did submit a request to have some bushes and trees trimmed. She advised she would be submitting another request. We let her know we were on an even more limited "tree trimming" budget than last year but would look at her request for consideration.

Meeting Closed 8:20 p.m.