

Woodbine HOA Board Meeting Minutes
July 25, 2019

Attendees: Lorraine Baird, Barbara Hatcher, Dave Donnelly, Dana Sheffield and Michael Marchese representing Pro-Management

This meeting is taking place immediately following the "Woodbine HOA Special Assessment Meeting II" and will replace the scheduled HOA Board meeting in August 2019.

Meeting opened at 7:25 p.m.

Homeowner issues or input if attending meeting: STRAY CATS - G Bldg.

Michael shared a "3 Page-Incident Report Document" regarding homeowners in Unit #74 allowing their cats outside, unattended. This has been an ongoing problem as the cats urinate in the landscape bark. A homeowner has removed the smelly bark a couple of times, put down "cat away" and also put down landscape rock where the cats were urinating. The cats then used the area where the new bark was placed. The cats don't use the area as a restroom until the "cat away" has worn off. This creates a very offensive cat urine odor for the homeowners walking up their front doors. These cats wandering are in violation of our HOA by Laws. The homeowner has been fined, per our HOA by laws.

Michael advised the homeowner in Unit #74 was formally invited to this Board Meeting. He did not attend this meeting.

Dave advised he has a tenant in Unit #93 that is experiencing a similar cat urine issue at the front door. Dave will be submitting a "work request" to have one of the cat traps moved to "catch and remove" offending cat (s) by Unit #93.

Lorraine advised she saw the cat trap lying empty, on its side, door open, on the hill where the cat trap was set.

It seems like the location of the traps allows the homeowners to release the cats once trapped.

This "offending cat" situation has gone on way too long. We want to know what we can do next. Michael will call our attorney and see what "enforcement options" we can legally do to eliminate the offending cats, as those involved have been properly notified of the offenses.

Barbara will call the SPCA and see if they can do anything to help with these offending cats.

We are requesting an e-mail response to our Board members once Barb speaks with the SPCA and Michael speaks with our attorney.

Painting Warrantee Update:

Collins Brothers Painting has been on the property. They don't come everyday. They are done with Buildings K, L, M and N. Lorraine advised they took off the numbers of her building when they originally painted and have not put them back up. There is a shadow of where they were. She would like them replaced.

June 2019 Financials - Questions or discussion

We just got a brief summary as Michael did not have copies to pass around. Michael advised YTD we are \$171 under budget. This month we have no real plumbing leaks. Our reserves are presently at \$68,649.00. We can also view/print them from our e-mail or the web site.

Special Assessment Dues Formal Announcement Letter DRAFT:

Michael brought the "DRAFT" for the Special Assessment letter for our input. Recommendations were discussed for the revisions we felt would be helpful.

Identification of Phases:

Michael passed around the document showing the planned phases for the new water lines in all our buildings. Phase 1 - Buildings K, J, I G. Phase 2- Buildings C and D, Phase 3- Buildings H, L, M and N. Phase 4 - Buildings A, B, F, E and Phase 5 -Buildings R, T U. In a previous board meeting it was decided to conduct the replumbing according to the phases that the property was build, hence the oldest buildings first. The phase information that we are using was obtained from Tomlinson at the time Pro Management assumed management of Woodbine.

Other Items as the Board Might wish to Discuss:

The only topic discussed was any option we may have for folks who absolutely cannot pay this special assessment. There was nothing we could come up in this discussion.

Meeting Closed: 8:10 p.m.