

Woodbine HOA Special Assessment Meeting II
July 25th, 2019
6:30 p.m.

Attending Woodbine HOA Board Members: Lorraine Baird, Barbara Hatcher, Dave Donnelly and Dana Sheffield. Representing Pro Management: Michael Marchese

Call to Order-Establish Quorum:

The Meeting was called to order by Lorraine Baird, Vice President at 6:38 p.m. A quorum is established.

Approve previous meeting minutes from the 6/19/2019: (re-affirm previous e-mail approval for the record.)

A motion was made by a homeowner Judith to approve the Meeting Minutes from the first Woodbine HOA Special Assessment Meeting on 6/13/19. The motion was seconded by Homeowner in Unit #172. All present approved. No one was opposed.

At the previous Woodbine HOA Special Assessment meeting held on 6/13/19 there were 66 homeowner YES votes in favor of replacing the water lines on the Woodbine HOA property. There were 9 homeowners who voted NO. These votes will carry forward to this meeting.

Discussion of the Special Assessment Proposal by homeowners in attendance:

A homeowner asked if the Woodbine HOA would be including the Woodbine Tomlinson Apartments with the Woodbine HOA replacing all the failing blue poly water lines, as well as ours. The response to this question is NO. The Woodbine HOA will be replacing the blue poly water lines in 18 buildings including our HOA Club House.

Per the HOA Board decision, the HOA will not be taking any more of the additional apartment building conversions into the HOA until all of the failing blue poly pipe is replaced on each Tomlinson building. Tomlinson will be formally notified of the is decision.

A question was asked by a homeowner if we got any other bids for this Woodbine HOA water line replacement other than Cloverdale Plumbing. The reply is we approached 7-8 major plumbing companies. None of these companies were interested in bidding our project. Some of the HOA Board Members also got involved asking for bids. No one replied. Cloverdale Plumbing did come and walk and measure the area around each building and submitted a bid. They are agreeing to our project by charging Woodbine HOA time-and-materials. ProManagement has met with them 5-6 times regarding our project and we have not been billed for any Cloverdale time. Cloverdale Plumbing is a long standing and well established plumbing business in the area. They are members in good standing with Better Business Bureau.

There was a brief discussion about the blue poly pipe class action law suit. The homeowner was asking why Tomlinson did not participate in the settlement. It seems Tomlinson did not have any water leaks at the time of the settlement. There is no chance for Woodbine HOA to receive any compensation from the original class action law suit, as been closed and settled for a long time.

A homeowner asked about the bonding, license and insurance of Collins Brother's Paint Company. Collins Brother's painted our property and provided a 2-year warranty. They are a long standing company in the area. They are fully bonded, licensed and insured. They painted our property 10 years ago. They offered the lowest bid of the paint companies we got quotes from. This paint has added value to the entire property. Collins Brothers did not get the "touch up" done last year and are completing the warranty this year. They have started the painting. The white paint areas are places were the rotten wood has been replaced and primed for Collins painting.

A homeowner was given a brief summary of the reason we are replacing all the waterlines on the property. We started out thinking we could just repair the leaks. The leaks over the years have increased due to the "failing" blue poly pipe, tree roots and the river bed this property is built upon. When we have leaks, we have additional water charges. The "sewer bills" are also greatly increased. The water and sewer costs are part of our HOA Dues. The HOA has presently paid out \$100,000.00 in water leak costs.

A homeowner also discussed the cost of replacing all the waterlines on the property. It was explained that the main water lines, and the branch lines into each stack of condos will be replaced. The interior water lines will not be replaced as they are not blue poly pipe.

A homeowner asked about the first pond being low on water and the smell involved when this happens. The ponds on the property are there to provide water for our irrigation. We share the water allocation with Woodbine Apartments. Sometimes the water control district manager reduces water flow from the canal to our property which affect both the apartments and our condos.

A homeowner asked what the "next step" will be. Woodbine HOA has accepted the agreement with Cloverdale Plumbing. Cloverdale Plumbing will begin digging on August 5, 2019. We will be getting a \$200,000.00 credit line with Mountain West Bank to work from. Right now we don't think Cloverdale Plumbing will work in the winter. We will see how the weather goes along with our funds. We are requiring all the homeowners for 2 separate checks to be written. One check for the dues and one check for the special assessment. There will be two separate accounts.

A homeowner mentioned how nice the heat of the pool and spa are. Both the pool and spa are enjoying the new gas heaters. As the meeting was taking place, there were lots of folks enjoying the pool and spa.

A homeowner asked about not raising the HOA Dues because of the additional special assessment of \$55.00 a month. This homeowner advised, she is retired and an additional increase would be difficult. The reply is we will do our best to not raise the dues. However, the costs of water, sewer and cable to the HOA keep rising along with the cost of living, and the requirements to maintain Woodbine in reasonably good shape, including the landscape, roofs and gutters, sidewalks, trees, etc. This does not even take into consideration any improvements or upgrades requested by homeowners.

The budget was briefly discussed. We are presently putting \$4,000.00 a month into reserves. Last year with the water leaks, we only broke even. We ended the year with the same reserve amount that we began with. The financials can be viewed on the Woodbine HOA Website (woodbine-hoa.com).

A homeowner asked a question about replacing her door. The door can be replaced with the same door. All the doors on the property must be the same. She advised she has a "kicked in" door frame. She can have the frame replaced. She advised her door lock won't lock properly. That would be her responsibility to fix, not the HOA however.

The \$55.00 monthly assessment will come due beginning in September. An announcement will be sent out before the end of July.

There were 3 new additional votes. 1 homeowner voted NO and 2 homeowners voted YES to replace the water lines at Woodbine HOA.

Meeting adjourned at 7:20 p.m.