



# WOODBINE AT Lakewood



## WINTER 2021 Newsletter 2

### 2021 Annual Homeowner Association Meeting

By Email – February 2021

Usually at this time of the year we have an **Annual Homeowner Meeting**, but with the current covid conditions we will only be able to offer that from a distance. Below is an agenda that would have been presented at a normal group meeting; we have also [attached](#) a **voting ballot to elect HOA Board Members for 2021**. We need a quorum of members to vote for these proposed Board members to be legal; please submit your vote and/or nominations, using the attached ballot for these positions – **important! The Bylaws of our HOA require 25 votes for a quorum:**

**Section 9. Quorum.** Twenty-five (25) of the members of the Association entitled to vote, represented in person or by proxy, shall constitute a quorum at a meeting of members.

We also welcome your feedback, questions, and input of any kind to this online meeting. Given the covid situation it is the best we can do to communicate the information that would normally be presented at an in-person meeting.

#### AGENDA:

- **Call to order and determination of a quorum.**  
163 owners (1 vote per condo) = **25 for a quorum** (will include signed proxies from non-attendees)  
**NOTE: A reply to this email will constitute as “present” at the meeting; PLEASE REPLY!**
- **Approval of minutes of the previous 2020 Annual Homeowners’ meeting**
  - Copy posted on the website ([Woodbine-hoa.com](http://Woodbine-hoa.com)); also attached to this email.

#### **Reports of Officers and Management Company**

- **2020 Revenue and Expenditure Report**
  - The HOA collected **\$9329 less** revenue than was projected (about 1% under the \$480,239 budget)
  - The HOA disbursed **\$2088 more** than in the 2020 budget (about ½ % over the budget of \$400,542)
- **2021 Annual Budget**
  - Total projected **revenues for 2021** are **\$563,153**, includes 5% dues increase, and the \$55 per condo Special Assessment from 2019 for the replumbing of the Woodbine main plumbing lines. Also includes reimbursement for cable TV and fireplace gas.
- **Reserve savings for 2021** will be **\$60,000**, up from **2020 (\$39,600)** These savings will be used for future capital improvements as the Board shall decide such as asphalt restoration, rain gutter repair/replacement, landscape upgrades, fencing projects, clubhouse improvements or other-directed projects.

#### **WOODBINE COMMUNICATION:**

Winter Office Hours: ~~Mon-Fri 9-5pm~~

**Currently Closed to the public for Covid 19**

Phone: (208) 440-0132 Fax: (208) 514-0438

Office Email: [woodbinehoa@cableone.net](mailto:woodbinehoa@cableone.net)

Website: [www.Woodbine-hoa.com](http://www.Woodbine-hoa.com)



- **Replumbing financial summary:**

The replumbing project is now complete! Starting in 2021 we will be combining all receipts and disbursements into one statement, including Special Assessment dues, the payments toward our loan from Mountain West, and final payments to Cloverdale Plumbing. We no longer need a Special Assessment operation that is separate from normal HOA operations with separate deposits, delinquency/prepaid dues reports, separate expense categories, or separate bank accounts to balance.

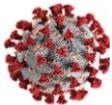
It was necessary to secure **financing from Mountain West Bank to pay Cloverdale Plumbing** for the replumbing as noted below.

<b>Mountain West Credit line opening balance September 2019:</b>	<b>\$200,000</b>
<b>Increased to a \$450,000 loan structure in February 2020:</b>	<b>\$450,000</b>
<b>Renegotiated in November of 2020 reducing interest payment to 4.5% and delay principal reduction payments for 6 months.</b>	
<b>This \$450,000 loan is due in 2026 and will be paid out of Special Assessment funds collected each month.</b>	

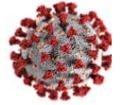
**Sept 2019 through December 2020 operating report:**

Project-to-Date: (09/2019-12/2020)

<b>Total Special Assessment (S/A) Dues Receipts:</b>	<b>\$ 141,155</b>
<b>Transfer to S/A account from HOA Reserves for Landscape Restoration</b>	<b>\$ 27,000</b>
<b>Transfer to S/A account from HOA Reserves to pay Cloverdale for replumbing of Bldg. D</b>	<b>\$ 40,465</b>
	<b>\$ 208,620 HOA Contributions</b>
<b>Total HOA Expenditures for the Replumbing Project (S/A funds):</b>	<b>\$180,073</b>



## WOODBINE COVID UPDATE



Covid is stubbornly hanging around in Idaho. According to one analysis on Feb 15th from CovidActNow/Idaho... COVID RISK LEVEL : **At risk of outbreak**

*“Idaho is at risk of an outbreak. COVID cases are either increasing at a rate likely to overwhelm hospitals and/or the state’s COVID preparedness is below international standards.”*

Despite Idaho’s governor recently adjusting our recovery status from Phase 2 of *Idaho Rebounds* to a partial Phase 3, Idaho’s positivity rate as of today is 7.4% compared to a CDC safe number of less than 5%. The covid reference numbers **fluctuate daily (probably different by the time you read this)** and ours have been improving over the past few weeks, as has the national indices. Hence, the governor’s announcement to loosen restrictions was welcome.

Another bright spot is the emergence of vaccinations that are starting to be administered. However as of today, Idaho, has only 9.8% of the population given shots; this is improving slowly each day. At least that is a start but much more needs to be done, especially with the emergence of **Covid Variants**; these virus mutations may cause more rapid spread and more intense sickness, hence more death than the first strain of the virus.

With this mixed bag of conditions and trends, Woodbine HOA will continue with a cautious approach to property management including the restricted use of amenities which is now in place, and selective office hours. Hopefully by late spring or early summer we can reconsider this policy; however, here is a recent quote from the city of Boise regarding usage of public pools: **“Due to concerns about the community spread of COVID-19 and financial considerations, the City of Boise has made the decision to keep city pools closed and cancel aquatics programs through 2021. A reopening date has not been determined. The safety of our employees and participants will always be our top priority. Thank you for your understanding.”**

In the meantime, we will do our best to communicate with homeowners in a socially distant manner, mainly through the digital means of email, voicemail, our website, newsletters, and the office drop box. And as previously announced we are working on a program to allow homeowners to access their own billing and payment ledgers, as well as to pay your dues online, if you like. We had hoped to activate this for February dues but currently still have some tech gremlins to defeat. It also may be possible in the future to request maintenance service from online.

**MASK UP!!**  
SAVE LIVES!!

**6ft**  
**STAY SAFE**  
THANK YOU FOR PRACTICING SOCIAL DISTANCING

**Wash Your Hands**

**COVID SPREAD PREVENTION:**  
AVOID CROWDS AND LARGE GATHERINGS!

**SICK?**  
STAY HOME  
STAY SAFE

## REPEATED (but timely) ANNOUNCEMENTS ...

### WINTER SAFETY ATTENTION

The first winter storm has now arrived, and this past weekend our staff worked to keep the walkways and parking lots clear of ice and snow in a timely manner. Lots of down tree branches too. Please let us know if you notice any areas that seem treacherous and have been missed.

We also spent time last fall to clean out some of the rain gutters to try and reduce ice dams and dripping onto the sidewalks. Again, if you see an area of dangerous ice melting, please report it or **spread some free ice melt** on it.



### ICE MELT FOR RESIDENTS



Winter is now upon us with the recent big storm, so please remember that in addition to routine snow and ice servicing, the HOA also provides **free ice melt** for our residents.

A large bin in front of the office contains gallon baggies filled with ice melt that homeowners can take for personal area use.

### HOA BOARD OF DIRECTORS

Every year we invite homeowners to take a turn at participating on the Woodbine HOA Board. At this point we have 6 members volunteering to guide the policies, finances, and future planning for the HOA and they are listed on the 2021 Ballot. We are not restricted to 6 members and accordingly there is a place to add your name or another's if there is interest.

For 2021 there will be 4 quarterly HOA Board meetings\*\*, and depending on the Covid status, may be socially distanced and/or digital as noted below. It may also be possible to arrange a large *Zoom* meeting for those interested, but this is under investigation at this time. This year, meetings will be held **in February / May / August / November**; specific information and agendas will be posted to the Woodbine Website, emailed to homeowners, and on announcements delivered to the mailbox drop boxes.

**\*\*Until further notice all meetings will be held at a distance; if you have a desire to participate in a conference call meeting, please notify the Woodbine office by phone (208-440-0132) or email ([woodbinehoa@cableone.net](mailto:woodbinehoa@cableone.net)).** Specific days and times will be announced in advance.

**WOODBINE BOARD OF DIRECTORS:** Most every Woodbine administrative issue can be handled by contacting the **onsite office manager, Randi**. However, if there is a need or desire to communicate directly to the Woodbine HOA Board, the process to do this is identified below. Current board members can be found under "About Us" on the Woodbine website ([woodbine-hoa.com](http://woodbine-hoa.com)). There are three ways to contact the HOA Board:

1. Directly by e-mail to the Board at [WoodbineHOABoard@gmail.com](mailto:WoodbineHOABoard@gmail.com)
2. Prepare a written comment, complaint, or inquiry with appropriate documentation and deliver it to the Woodbine office so that it may be passed on to the Board for consideration.
3. Request to attend or make a presentation at the next board meeting so that you may be given time on the agenda. Please include your topic for presentation or discussion in your request and any back-up information. **Please do not just show up as there may not be time to address your concern properly if you are not on the agenda. Thanks in advance. Note: no currently scheduled public board meetings.**

Finally, have you picked up a copy of our **Woodbine Owner Information Packet** which contains essential details about living at Woodbine Condominiums? If not, please stop by the office and ask for one.

**WOODBINE CONDOMINIUMS PROPERTY INFORMATION**

**Office Address:**

Woodbine HOA  
3601 Gekeler Lane  
Boise, ID 83706

**Property Management:**

Pro Management, LLC  
1775 W. State Street #200  
Boise, Idaho 83702

**Contact Information:**

**Office Phone:** (208) 440-0132  
**Emergencies only: (208) 440-0443**  
**Office Fax:** (208) 514-0438

e-mail: [woodbinehoa@cableone.net](mailto:woodbinehoa@cableone.net) HOA website: [woodbine-hoa.com](http://woodbine-hoa.com)

**Winter Office Hours:** ~~Monday through Friday 9 am – 5 pm~~

**Currently Closed to the public for Covid 19**

**Mailbox Key Information:**

Main US Post Office  
770 South 13<sup>th</sup> Street, Boise ID 83708  
(208) 433-4351 hours: 7:30 am – 5:30 pm



**A VOTE FOR WOODBINE CONDOMINIUMS**

**2021 HOA BOARD MEMBERS ELECTION**

Vote of Bldg./Unit # \_\_\_\_\_ (only 1 vote per condominium allowed per bylaws)

**2021 Board Member Nominees**

Election of 2021 Woodbine HOA Board of Directors: Board Member Nominees – Vote for All or Some

- Ed Barrett, current HOA President
- Lorraine Baird, Vice President
- David Donnelly, Vice President
- Krispen Hartung, Vice President
- Barb Hatcher, Treasurer
- Dana Sheffield, Secretary
- Other Nominee \_\_\_\_\_
- Other Nominee \_\_\_\_\_