

Woodland Pond Phase II Homeowners Association, Inc. Jun 18, 2018 at 7:00pm
Clubhouse

Agenda

1. Welcome and call to order: President called the meeting to order at 7pm
2. Establish Quorum: Doc Holliday, Lewis Mustian and Fred Sundstrom present; Aubrey Tarkington & Dorinda Davidson absent. Also present was Lee Ann King, ACS West Phase 2 Property Manager, Mr Jerry Wright (HOA lawyer), Chadwick Washington; Mr Mark Hulcher, homeowner with his lawyer, Mr Jud Collier +25-30 homeowners.
3. Approval of the Minutes (Dec 17 Qtrly meeting): Lewis recommended to approve, Doc Holliday provided the 2d – minutes approved.
 - Question asked by Mr Hulcher, HOA member, if the meeting notice had been mailed to HOA members. Answer was “no”. Meeting information had been posted on the Woodland Pond website and because there were no issues for “member vote” at any Qtrly. Board meetings, no written notice was sent. Mr Hulcher then began to make a motion (NFI) but was stopped by the HOA lawyer and it was explained that motions could not be made in a board meeting; decisions were not taken in this setting and any motion would have to wait until the annual meeting. Side discussions were held and the motion was not accepted
4. Reports
 - a. President: 2018 Landscaping work with A&N (to include new Irrigation Control valve), thanks to Lewis and Dorinda for Christmas decorations – original cost for Lighting/decorations contract was \$4800 – we went “in house” at an expense of \$62.82. Also explained that in previous years the Garden Club had decorated each traffic and street sign but because of a lack of volunteers, that effort had ceased. Short discussion on having a committee involved next year.
 - b. Treasurer: Ms. King, ACS West reported that a/o 31 May Operating Budget – there was \$23,87.25 in the Operating budget and \$27, 262.86 in Reserve account
5. Old and New Business: covered in Presidents report

6. Member Voice:

Comments: Q& A

Landscaping: Homeowners believed more could be done to improve the “visual” of Woodland Pond Parkway. Discussed that part of the Parkway belonged to Phase 1 HOA and not under our control; also discussed the limitations in the Covenants as to what we do maintain (Common areas).

Q. Why did we fire Bobby Taylor? A. We didn't, he was outbid on the recompetete for the Landscaping contract.

Q. Front Entrance needs to be improved. A. Board agreed and a new contract will be issued to remove unsightly trees and bushes.

Q. Does Chesterfield County have a role in mowing the Easements? A. No, they are VDOT Easements

Q. General comment: we need to resolve this issue and the Association needs to cut the Parkway – increase the dues and cut it. A. Taken under consideration

Covenants: Q. Are they legal? A. they are legal; lawyers have reviewed them

8. Executive Session: Closed session with Board, ACS West, both lawyers and Mr Hulcher

9. Adjournment: Doc Holliday made motion and 2d by Lewis Mustian: 8:45pm