

Woodland Pond Phase II Homeowners Association, Inc.

Oct 8, 2018 at 7:00pm, WP Clubhouse

Executive Session prior to meeting to discuss phone call from Mark Hulcher to the President of the Board.

General Session.

1. Welcome and call to order: 7:00 pm
2. Establish Quorum: Doc Holliday, Dorinda Davidson, Aubrey Tarkington and Fred Sundstrom present– Lewis Mustian not present
3. Approval of the Minutes (June 18 meeting): reviewed and approved
4. Reports
  - a. President: Landscaping – large bushes to be removed from around front pillars and replaced, contract with A&N to have more specificity as to what will be planted around the sign, by season
  - b. Treasurer: a/o Oct 1 Operating Budget - \$10,904.19, Reserve - \$29,836.76; average expenditure of Operating monies per month is \$2500; Oct - Dec bills remain for Management, Landscaping and Utilities + tree/bush removal
5. Old Business
  - a. Easement Cutting: Results of initial letter to Homeowners (HO): 54 “no” votes to an increase in dues and cutting any HO easement, 4 “No” votes with various suggestions to modify cutting along Woodland Pond Pkwy (Common Areas A & B) and 1 “yes” for the HOA to cut “their” easement along the WP Pkwy.
  - b. Christmas Decorations: Laurene Rough volunteered to assist the Board with this year’s decorating and additional decorations purchase.

6. New Business

- a. Standards and Violation Process: Va. state mandated Common Interest Community Board procedure: discussed and agreed by all Board members. Will be posted on the WP website under Phase 2 and included in all new Home owner Disclosure packets
  
- b. VDOT actions: VDOT spokesman said that they cut Beach and Nash Roads around the Woodland Pond subdivision 2-3 times a year, but they do not normally come into a subdivision to maintain their easements

7. Member Voice:

- a. What would it take to get VDOT to come into the subdivision to cut? Will have to contact VDOT
  
- b. Could the Garden Club assist with the Nash Rd entrance flower arrangements and selection? Will contact them.
  
- c. The HOA is responsible for maintaining the “Open” areas! Board will review what the “open areas” are and who is responsible.
  
- d. Ms. Rokenbrod asked about the status of her “deck upgrade” request to the Arch. Committee. Asked to resubmit as neither members of the Arch. Committee remembered it. Follow up: she found her request in a “junk folder and resent to the Arch. Committee

8. Next Meeting: Dec 17, 2018

- a. Adjournment: 7:45