



HOA 2014 Annual Meeting
Saturday, March 15, 2014

Agenda

- Introductions
- Accomplishments
- Financials
- Communication
- New Business/Discussion

2013 Board Members

- Cathy Webb President
- Cindy Harbin Treasurer
- Randy Jones Member
- Dale Jones Member
- Mike Romanowski Member



2014 Goals

- Maintain homeowner value with landscaping and infrastructure maintenance
 - New Court Island Mulch slated for summer 2014
- Annual Spring Cleanup
- Update of Neighborhood Directory
- Publish Woodlands South Newsletter (April)

2013 Accomplishments

▪ Commons Area Updates

- Springtime bridge area tree and foliage trimming
- Weed Killer to Aspen Valley Drive Bench Commons Area
- Lilley Garden removed, weeded and re-seeded to grass
- Grub Control to walking path entrances

▪ Resident Directory ; Updated, Printed and Distributed

▪ Spring Clean-Up

▪ By-Laws Revised and Distributed

2013 Budget Performance

INCOME	2013		2014
	Budget	Actual	Proposed
2013 Assessments	\$37,440.00	\$37,440.00	\$38,610.00
Total Income		\$37,440.00	
EXPENSES			
Commons Area Maintenance			
Grass Mowing	\$7,410.00	\$7,410.00	\$7,410.00
Fertilizer ¹	\$495.00	\$495.00	\$495.00
Grub Killer/Midwest	\$0.00	\$260.00	\$260.00
Miscellaneous Supplies (grass seed/fertilizer/weed killer) ²	\$200.00	\$509.64	\$500.00
Mailbox Maintenance	\$200.00	\$0.00	\$0.00
Bridge Repair	\$350.00	\$35.82	\$400.00
Court Island Mulch/Maintenance	\$0.00	\$0.00	\$3,000.00
Water/Sprinkler			
Sprinkler Water	\$1,500.00	\$686.16	\$0.00
Sprinkler Maintenance	\$100.00	\$0.00	\$0.00
Sprinkler Start Up ³	\$118.75	\$0.00	\$0.00
Sprinkler Winterization ³	\$118.75	\$0.00	\$0.00
Pond			
Maintenance	\$750.00	\$0.00	\$0.00
Snow Removal/Salt			
Plowing ⁴	\$1,750.00	\$1,925.00	\$3,675.00
Road Salt ⁵	\$8,000.00	\$5,871.25	\$12,000.00
Insurance			
HOA Insurance Coverage	\$2,116.00	\$2,160.00	\$2,160.00
Website Fees			
Website Domain Name (10 yrs/\$70.00)	\$0.00	\$0.00	\$70.00
Website Hosting Fee	\$120.00	\$119.88	\$120.00
Postage/Supplies/Fees			
HOA PO Box	\$52.00	\$54.00	\$56.00
Stamps	\$10.00	\$9.68	\$10.00
Printing & Stamps for Distribution of the Revised By-Laws	\$0.00	\$17.14	\$0.00
Non-Profit Corporation Filing	\$20.00	\$20.00	\$20.00
Social Activities			
Poplar Road 4th of July Decorations	\$0.00	\$15.00	\$0.00
Ice Cream Social	\$300.00	\$0.00	\$300.00
Total Operating Expenses	\$23,610.50	\$19,588.57	\$30,176.00

** Pre-paid 2013 Lawn Service Contract to realize a 5% discount (\$428.60)

1 Fertilizer applications (3) by Midwest

2 Weed killer for walking path entrance and Aspen Valley bench area (Homeowner and Board Labor)

2 Supplies for removal of lily garden & re-seeding (Homeowner and Board Labor)

3 Sprinkler start-up and winterization was not performed by Midwest/Acct. credited for the pre-paid \$237.50 charge

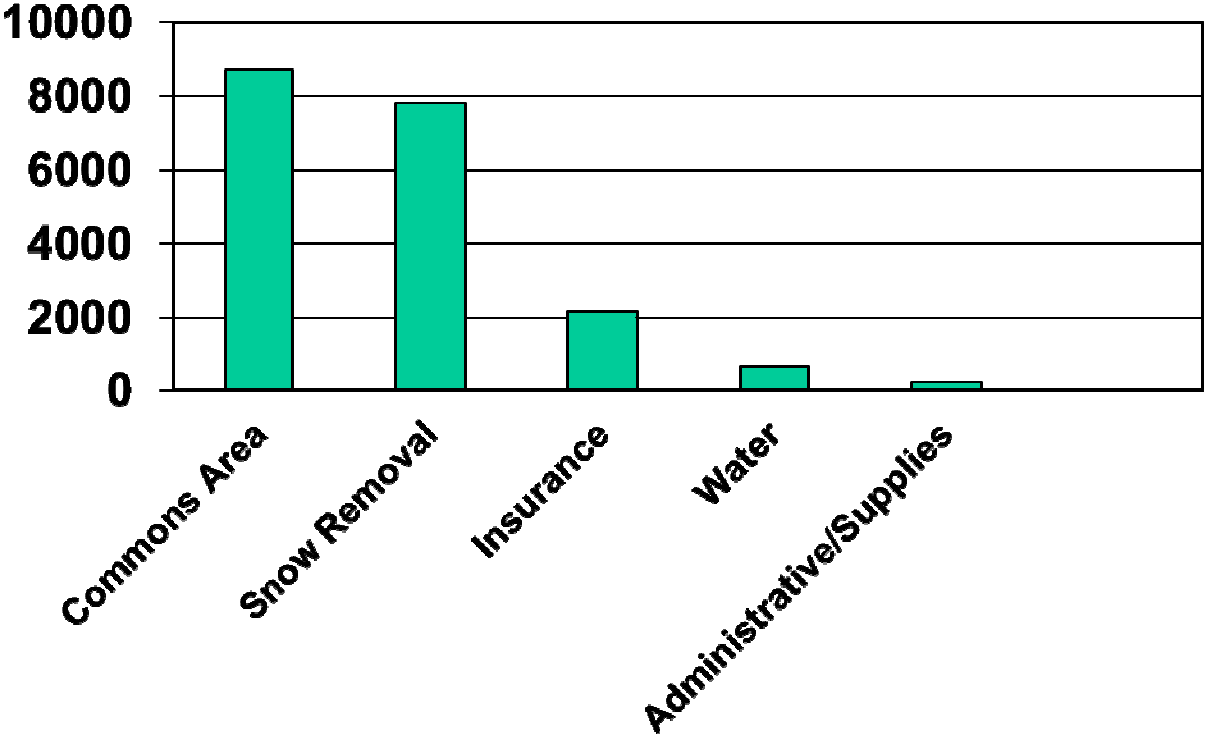
4 Plowing is per push (\$175.00) as opposed to seasonal plowing.

5 Road salt is \$135.00 per ton

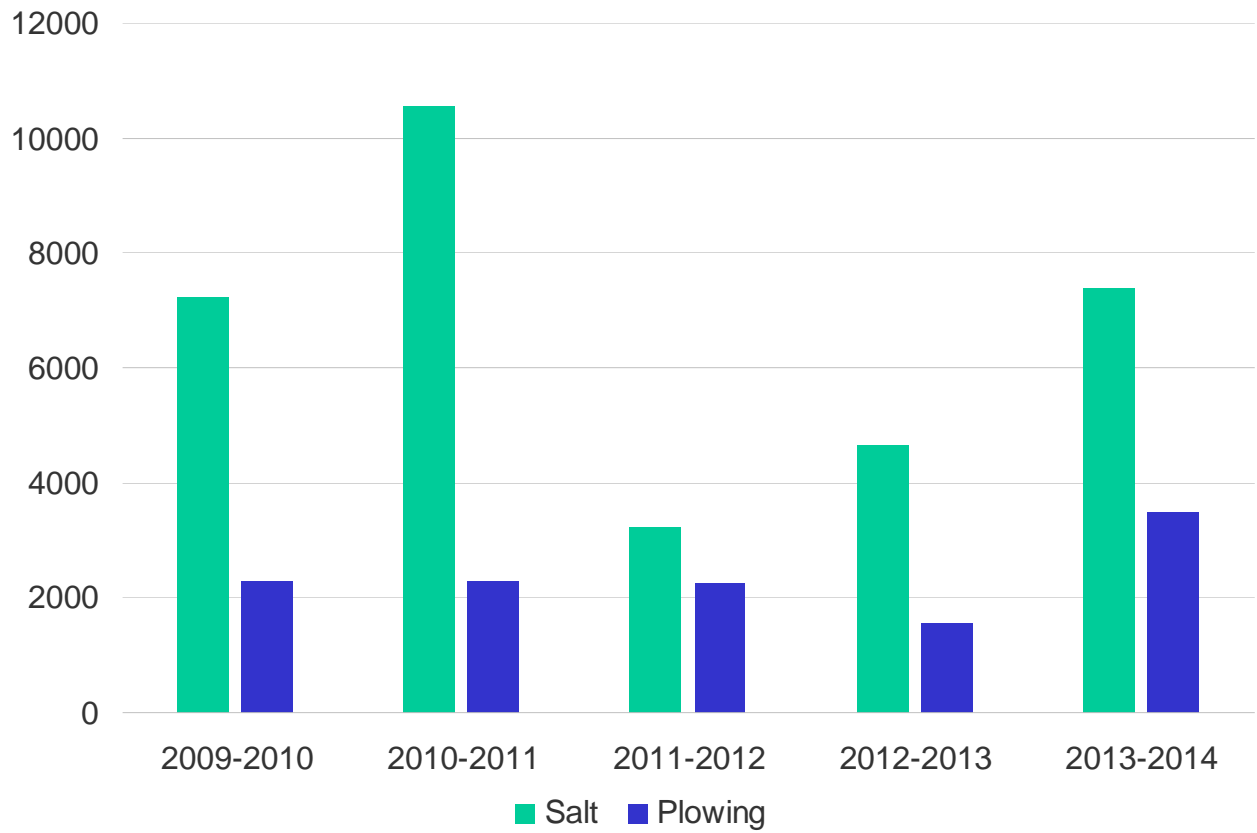
Financial Review

- 78 Homes
- 2013 Dues - \$480.00/yr.
- Budgeted Assessments - \$37,440.00
- All dues received; collection of delinquent HOA dues
- Reduced budgeted spending by \$4521.93 in 2013
- Continue to control costs and identify additional efficiencies

2013 Major Item Expenditures



Seasonal Salt & Plowing Costs



Communication

- Woodlands South Website (thewoodlandssouth.com)
 - Feedback Form- automatically forwarded to all board members
 - Mailbox Bob contact information
- Architectural Control Committee (ACC)
- Resident Directory
- Annual April Newsletter
- Board would like to use email as a cost effective means for communication. Unfortunately, we do not have everyone's email address.

New Business/Discussion

- The commons area sprinkler has a major leak. The system was not used in 2013. Water costs are high and projected to increase. There are no plans to repair and/or use the sprinkler system in the future.
- Questions, concerns or ideas?