



HOA 2015 Annual Meeting
Thursday, March 19, 2015

Agenda

- Welcome
- Board Member Introductions
- Accomplishments
- Financials
- Mailbox Initiative
- Election of New Board Members
- Communication
- New Business/Discussion

2014 Board Members

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

2014 Accomplishments

- **Commons Area Updates**
 - Springtime bridge area tree and foliage trimming
 - Weed killer to Aspen Valley Drive bench commons area
 - New mulch to court islands and commons area
 - Commons area trees trimmed
 - Poplar Road patching
 - Poplar Road entrance decorations

- **Resident Directory ; Updated, Printed and Distributed**

- **Spring Clean-Up**

- **By-Laws Revised and Distributed**

- **Ice Cream Social**

Financial Review

- 78 Homes
- Budgeted Assessments - \$38,610.00
- All dues received
- Address aging infrastructure to maintain home valuations and the quality of our subdivision in a cost effective manner

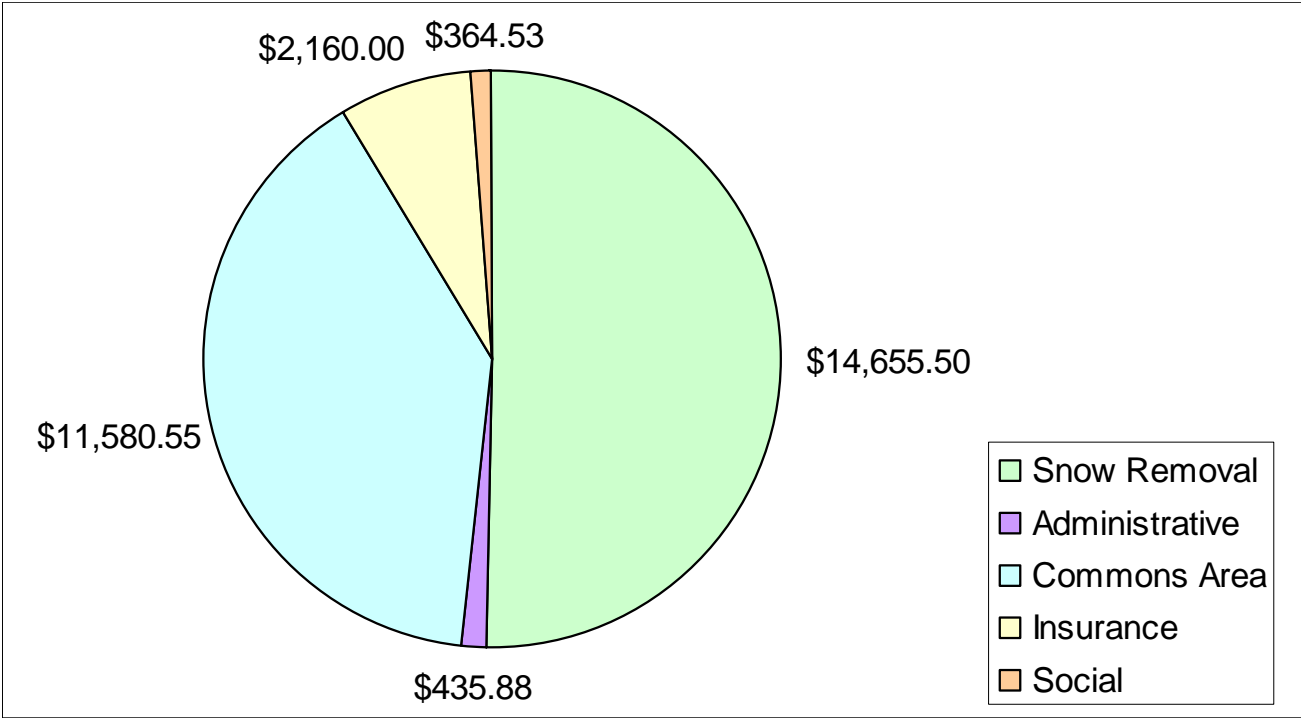
2014 Budget Performance

INCOME	2014		2015
	Budget	Actual	Proposed
2014 Assessments	\$38,610.00	\$38,610.00	\$42,900.00
Late Fees		\$50.00	
Total Income		\$38,660.00	\$42,900.00

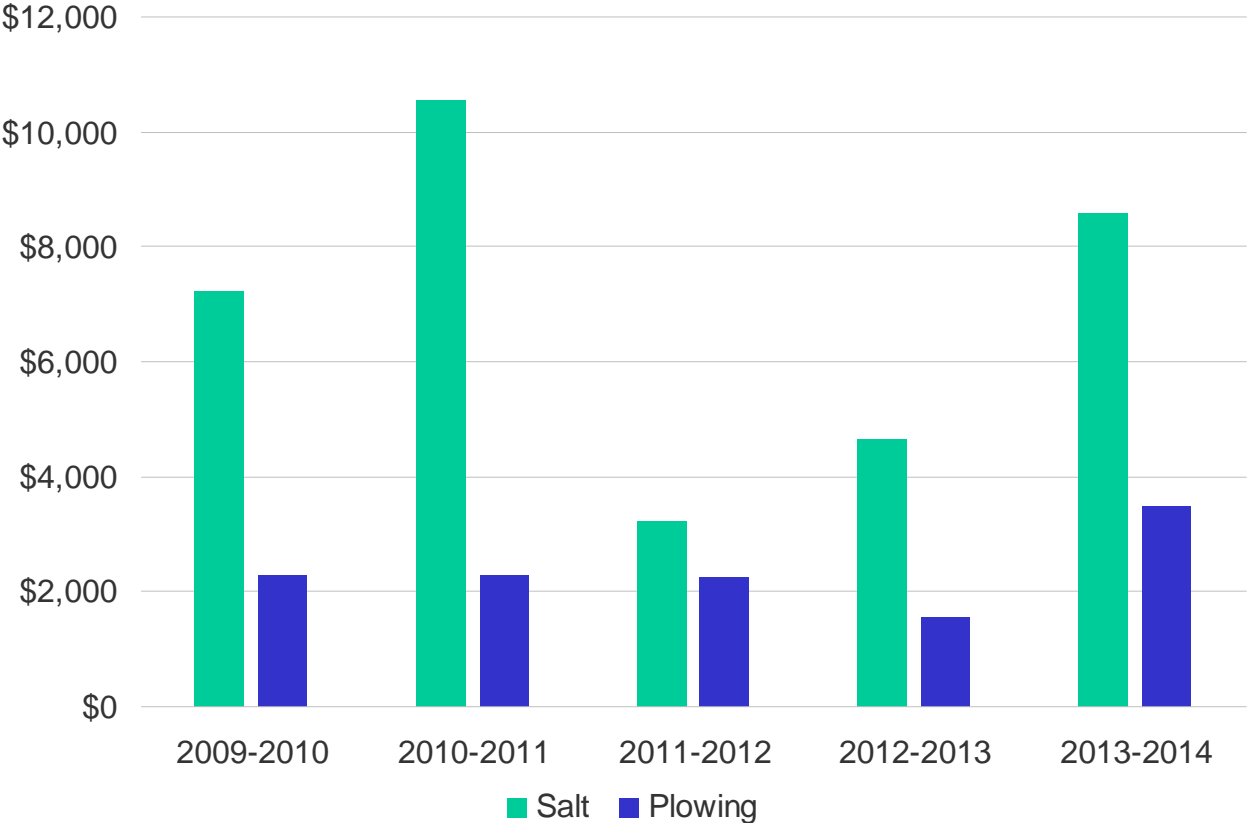
EXPENSES

Commons Area Maintenance			
Grass Mowing	\$7,410.00	\$7,410.00	\$6,720.00
Fertilizer, Grub Killer, Weed Killer	\$1,255.00	\$476.43	\$1,160.00
Mailbox Maintenance	\$0.00	\$0.00	\$10,987.20
Bridge Repair	\$400.00	\$0.00	\$400.00
Poplar Street Asphalt repair	\$0.00	\$194.12	\$0.00
Commons Area Tree Trimming	\$0.00	\$1,500.00	\$1,500.00
Court Island Mulch/Maintenance	\$3,000.00	\$2,000.00	\$0.00
Snow Removal/Salt	\$15,675.00	\$14,655.50	\$14,150.00
Insurance			
HOA Insurance Coverage	\$2,160.00	\$2,160.00	\$2,160.00
Website Fees			
Website Domain Name (10 yrs/\$70.00)	\$70.00	\$80.91	\$0.00
Website Hosting Fee	\$120.00	\$125.88	\$130.00
Postage/Supplies/Fees			
HOA PO Box	\$56.00	\$56.00	\$56.00
Stamps	\$10.00	\$52.64	\$50.00
HOA PO Box Address Stamp	\$0.00	\$25.49	\$0.00
Printing; Revised By-Laws & Directory Update Forms	\$0.00	\$64.06	\$65.00
Assessment Envelopes and Address Labels	\$0.00	\$10.90	\$10.00
Non-Profit Corporation Filing	\$20.00	\$20.00	\$20.00
Social Activities			
Poplar Road 4th of July Decorations	\$0.00	\$15.00	\$15.00
Poplar Street Fall Decorations	\$0.00	\$42.00	\$42.00
Ice Cream Social	\$300.00	\$307.53	\$325.00
Total Operating Expenses	\$30,476.00	\$29,196.46	\$37,790.20

2014 Major Item Expenditures



Seasonal Salt & Plowing Costs



2015 Goals

- Maintain homeowner value with landscaping and infrastructure maintenance
 - Trim Weeping Willows around pond
 - Mailbox Initiative
 - Fact Finding Initiative – subdivision roads (surface cracks and dip repairs)
 - Woodlands South Website Update
 - e notifications and newsletters
- Annual Spring Cleanup
- Update of Neighborhood Directory
- Publish Woodlands South Newsletter (April)
- Ice Cream Social

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

- Questions, concerns or ideas?