

WOODLANDS/WEDDINGTON HOA
MONTHLY MEETING MINUTES
Jan 21, 2008 7:30 pm
Tony Marciano's Home 2027 Stoney Creek

Attending: Tony Marciano, John Mastro, Scott Mahoney, Robert DiBianci, Linda Hopper, Dick Lewis, P.J. Faust, Bill Meyer

Absent: Terry Maher, Lynette Hemler, Dave Stoner

Tony Marciano called the meeting to order at 7:30 pm

Minutes:

Minutes from December meeting were approved.

Financial Report:

Prior to the meeting, Scott e-mailed Balance Sheet, Income Statements, and Aged Receivables to the Board for our review. He reported only a few delinquent dues at this time. Resident David Gordon will prepare HOA taxes.

Landscape Issues:

P.J. Faust attended the meeting to discuss landscaping issues.

1. The Weddington Road entrance. The board voted to remove two large holly bushes on each side that are currently obstructing view of the signs. We also asked P.J. to provide a quote for repainting and/or replacing the wooden inserts. He will also provide designs to embellish our current entrance without completely removing the brick structures.
2. Lights at creek on Stoney Brook. P.J. reported that three lights are missing. He will provide a quote to replace those lights and replace bulbs in a couple of others that are burned out.
3. Pool Area. Trees by the front gate will be pruned back and a couple behind building will be trimmed more to improve security camera views.

Resident Issues:

Bill Meyer attended the meeting to ask if the HOA planned to do anything to appeal recent county property tax valuations. The board voted not to do anything as an HOA, but Tony will provide contact information, etc. (provided by Bill) in the newsletter, so that individual residents may appeal if they disagree with current county assessments.

Pool / Tennis Court Area Issues:

Dave Stoner was absent from meeting but called in with his report. The Board approved a pool contract for the coming year with Pool Doc. Dave reported that "Push to Exit" button has been installed. Dave recommended installing a metal "Push Pad" on inside of mesh gate, so that residents aren't pushing against the mesh, possibly causing injury to hands or damage to mesh gate.

John will look into replacing the timer on tennis court lights.

Architectural Approvals:

Tony presented an ARC to straighten his driveway with a 12 inch flair at the street. The Board approved the request.

City Issues:

Dick reported the City of Concord has a new logo with the theme “High Performance Living”.

He also will research the regulation of HOA’s by state, city, etc. He will ask City Attorney for direction in revising our by-laws.

Dick and Robert will check on status of grant payment for our recent project.

He also recommended we include information in the newsletter regarding energy audits provided by the City Electric Utility Department.

Other Issues:

The Woodlands Website update has been completed. Suggestions made for future additions to website include links to school information, city services, and HOA meeting minutes.

Tony reported the newsletter will be delivered soon.

Meeting was adjourned at 8:30pm

Next meeting 7:30pm February 18, 2008 at Tony Marciano’s Home 2027 Stoney Creek

Respectfully submitted for approval

Linda Hopper
Secretary