

**WOODLANDS/WEDDINGTON HOA**  
**MONTHLY MEETING MINUTES**  
**May 13, 2008**                      **7:30 pm**  
**John Mastro's Home**            **5709 Woodbridge Ct NW**

Attending: John Mastro, Tracy Raulerson, Lynette Hemler, Dave Stoner, Linda Hopper, Diana Kennedy

Absent: Terry Maher, Scott Mahoney, Tony Marciano, Dick Lewis

John Mastro called the meeting to order at 7:30 pm

Minutes:

Minutes from the April meeting were approved.

Minutes from Annual Home Owner's meeting were approved.

**Business Items:**

The Board met with Diana Kennedy, Administrator and Paralegal from the Law Office of Chris Karrenstein PC. The meeting was to obtain legal counsel around policies/processes for enforcing current Covenants. The issues discussed were:

- Collections (Article 9.10) for delinquent HOA dues
- Violations policy (Article 7.0-7.24)
- Add, change or delete a Covenant amendment:
  - Requires approval from 67% of the homeowners.
  - Must be filed with the courthouse, minimum fee for filing \$800

The Board also discussed granting a Variance for former unapproved architectural improvements. It's a Public Notice listing out the individual property variances and the Board's approval. Item tabled for now, pending further review.

Information regarding the Policies tentatively scheduled to be mailed to Homeowners in July.

The Board appointed Dave Stoner, Pool Coordinator. Pool Coordinator is responsible for pool and tennis security.

The Board voted that the President of the Association and the Pool Coordinator are allowed one extra key for Association's business related to the Common Areas. The extra keys will then be passed on to future Association President's and Pool Coordinators.

John will contact the Landscaper about the front entrance and adding colorful plants that are tolerant in the current drought conditions.

City Liaison- Nothing to report as Dick was absent due to surgery.

Next board meeting will be June 26<sup>th</sup>, at 7:30 at John Mastro's home.

Respectfully Submitted,  
Tracy Raulerson  
Secretary