

**WOODLANDS/WEDDINGTON HOA**  
**Annual Meeting Minutes**  
**Sunday, May 4th – 6:00 pm**  
**Held at the Pool Common Area**

Outgoing Board President, Tony Marciano, opened the meeting with approx 50 residents in attendance.

Tony reported results from 2007 Annual Meeting issues. These included: 1. Speeding; 2) Pool Security; 3) Flowers in the median; and 4) Weddington Road entrance.

1. **Speeding** – the Board had our neighborhood declared a traffic management area. This has provided us with greater police monitoring as well as having speed monitoring machines placed on both Monticello and Moreland Wood Trail
2. **Pool security** – a key fob system has been installed on both the pool and tennis court; we have installed security lights and security cameras; there is a new tennis court “sign in box”. There was discussion on the appropriateness of the cameras. The consensus was it was a good thing for the community.
3. **Planting flowers in the median** has been delayed due to drought
4. **Weddington Road Entrance sign** –some work has been done on this, but it is an unfinished project

Other items addressed included:

5. **Lights and downy woodpeckers** – the City of Concord caulked our lights so downy woodpeckers don’t get trapped in it
6. **Pool fence poles**, which became loose over time, have been repaired
7. **In house management standardized HOA dues record keeping**
8. **Selection of attorney Scarborough & Ferguson** to represent W/W HOA in any matters that may come up
9. **Board minutes and newsletters posted on the web page.** Web page:  
<http://www.thewoodlandsnc.com>

Sgt. Cauthen provided the Police Report. He reminded us to keep our garage doors closed as thieves walk in and steal things they can carry out such as golf clubs.

There was discussion about parking on the streets. The covenants call for us to park in our driveway unless it is full; then we can park on the street up to 48 hours.

Scott Mahoney provided the business report. It included:

1. **Comparison of WW HOA dues with other HOA**
2. **Balance Sheet**
3. **Presentation and vote on 2008 – 09 WW HOA budget**

The budget was approved as submitted.

**HOA Officers elected for 2008-09 are:**

**President      John Mastro**  
**Vice Pres     Terry Maher**  
**Secretary     Tracy Raulerson**  
**Treasurer     Lynnette Hemler**  
**Asst. Treas    Dave Stoner**  
**Past Pres      Tony Marciano (non voting position)**

**John Mastro led the discussion on Committees.**

**Social Committee Co-Chairs:      Gina Mahoney**  
**Maureen Cawa**

**Upcoming activities include yard sale, end of the school year party,**

**A Woodlands Sign Committee was created. Linda Hopper and Ashley Brown agreed to serve on it.**

**Linda Hopper agreed to serve on the Newsletter Committee. Other members are needed.**

**Block Captains are: Maureen Cawa, Dave Kilman, Trish DeLuca, Tracy Raulerson**

**John also led a discussion of items of interest and concern from HOA membership. They included:**

- **American Development Industries is asking the city to change zoning on land adjacent to Freedom Acres, Gable Oaks and Carriage Downs, from agriculture to heavy industry in order to build a concrete plant. There is a meeting Tuesday May 6<sup>th</sup>, from 6:30 – 7:30pm at Poplar Tent Presbyterian Church; a Public Hearing will be held May 20<sup>th</sup>. This will negatively affect our quality of life and home values.**
- **There was a question about the triangular property at Pitts School Road and Weddington Road.**
- **A request was made for an updated community directory.**

**With there being no further business, the meeting adjourned at 7:00 pm.**

**Next board meeting will be Tuesday, May 13th, at 7:30 at John Mastro's home at 5709 Woodridge Ct.**

**Respectfully submitted,**

**Linda Hopper**