

WOODLANDS/WEDDINGTON HOA
MONTHLY MEETING MINUTES
November 17, 2008 **7:30 pm**
John Mastro's Home **5709 Woodbridge Ct NW**

Attending: John Mastro, Terry Maher, Tracy Raulerson, Dave Stoner, Scott Mahoney, Dick Lewis, Officer Ferguson

Absent: Lynette Hemler, Tony Marciano, Linda Hopper

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

Minutes:

Minutes from the October meeting were approved.

Business Items:

- The Board approved AWR Elite to replace pool house roof with architectural shingles of the same color as currently on the roof
- Terry was going to have Larry Layton Tree Service draft a proposal for removing the 6 holy trees and 1 dead elm from the front entrance area to compare to Terra Green's proposal
- Board approved Terra Green to go forward with tree removals if Larry's proposal equaled Terra Green's.
- Board reviewed initial sign mock ups from Terra Green and John was going to have PJ draft additional mock ups based on input from the Board.
- Terry continues to work with Diane Kennedy on finalizing Delinquency policies.
- Overall Financial condition of the Association is in good standing with minimal outstanding receivables.

Safety Report – Officer Ferguson:

- Currently no major crime incidents have been reported in the neighborhood and \$10 parking fines are being issued for those vehicles parking left of curb (parking against the flow of traffic).
- Reminded us that with the holidays approaching for neighbors to keep an eye out for the neighborhood and report any suspicious activities to the non emergency police phone #.

Pool / Tennis Courts:

- Pool has been officially closed for the season and Dave has turned off fob's access to the pool.
- Lights still need to be repaired

Other Items:

- John met with City of Concord Storm water Engineer and resident Karen Aiken at Karen's home concerning back yard flooding from Coddle Creek. The City's current position is that corrective actions need to be taken by the resident and/or HOA, the City is not responsible for any corrective measures. The Board is still going to look into different avenues to see what/if anything can be done.
- Tony/Terry still need to experiment on one lounge chair from the pool to see if the black markings on the chair can be removed. If not, replacement lounge chairs will be purchased before next year's pool season.

City Liaison- Dick Lewis brought to the meeting:

- City's flood plain maps for our neighborhood and original Platt blueprints.
- No other business items to report from the City.

Next board meeting will be Mon, December 15th , at 7:30 at John Mastro's home.

Respectfully Submitted,
Tracy Raulerson
Secretary