

**WOODLANDS/WEDDINGTON HOA**  
**MONTHLY MEETING MINUTES**  
**December 23rd, 2009                      7:00 pm**  
**Terry Maher's Home      5520 Monticello Drive**

Attending: Terry Maher, Ashley Brown, Tracy Raulerson, and Dick Lewis

Absent: Shelley Scott, Dave Stoner, John Mastro and Linda Harris

Terry Maher called the meeting to order at 7:00 pm

Minutes:

October Board meeting Minutes were approved.

**Business Items:**

- Terry working with Scott on 2 year financial trend schedule to create a maintenance schedule for future Board's.
- October/November financials were reviewed and continue to be strong, 1st quarter due notices will be distributed by Scott.
- Board approved HOA annual dues remain the same amount as 2009 dues (\$80.63/qtr; \$322.52 annual)
- Front entrance Committee securing cost estimate for light fixture for the island.
- The Board to review current Pool service/Landscaping contracts and Terry to secure bids from other Pool Service/Landscaping Companies to compare/validate that current contracts are still fiscally reasonable for services provided.

**Pool / Tennis Courts:**

- Board to review re-sealing pool/tennis court parking lot. It's been 3 yrs since paving was done and re-sealing has not been done since that time.
- Board considers pool deck resurfacing and bathroom repairs a priority for Q1 2010.

**City Liaison-** Dick Lewis:

- City Engineering did survey low lying area by front entrance. City's recommendation is to grade and carve out a deeper swale so that water drains correctly. Dick requested a drawing so that Board can see how deep the grade/carve out would be to correct the problem.
- Adopt a stream process will be picking up in Spring 2010 and the Board is considering whether the Woodlands should adopt this program for Stoney Creek.

**Other Items:**

- The Social Committee still needs a Chairperson.

Next board meeting will be Monday, January 18th, at 7:00 at Terry Maher's home.

Respectfully Submitted,  
Tracy Raulerson  
Secretary