

Woodington HOA Meeting

3/13/22

- I. Meeting was called to order by the President at 3:12pm.
 - a. 31 homes in attendance and 9 by proxy.
 - b. Board Introductions – Chris Dunn (President), Dustin Kays (VP), Deb Hodges (Treasurer) & Tonya Taylor (Secretary).
 - c. A reminder that dues are late after the 31st.
 - d. New homeowner introductions
 - i. 3010 Tallowood – Alex Rababy closed 3/10/22
 - ii. 169 Threechop – Terry & Sheila Earwood, closed March 2022
 - iii. 3004 Tallowood rental – Megan Hoke, Feb 2022
 - iv. 152 Threechop – Daniel & Jourdan Winters, closed Jan 2022
 - v. 3043 Bristelwood rental – unoccupied
 - vi. 174 Threechop – the Alvarrans-Santiago, closed Nov 2021
- II. Old Business
 - a. Drainage – a Creek Committee was formed last year and successfully hired Southern Land Mechanics to clear the creek. The total was \$5000 – half paid by homeowners and the other half by the HOA.
 - i. If you live on the creek, please keep everything cleared as Spring approaches. No grass clippings or limbs should be disposed of in the creek.
 - ii. Mr. Raphael Lopes mentioned that the retention pond behind his house (which backs up to the pool parking lot) often has litter and debris. Please remember to dispose of your trash and do not use that area for yard clippings.
 - b. Pool
 - i. Major pool replastering last year was over by \$3,800
 - ii. Playground equipment was stained and bark added
 - c. Landscape
 - i. Sprinklers were repaired
 - ii. GFI outlets were added to the front of the neighborhood
 - iii. Island at the pool mailbox was cleared
- III. New Business
 - a. Pool
 - i. We will be replacing the plastic teal chairs this year
 - ii. We have added a fly and mosquito plan to our pest company contract to help battle the insects. Slight increase in Janitorial Service & Supplies to also wash out the trash cans frequently to help with the problem.
 - iii. The pool parking lot privacy fence was discontinued so the Board is looking for a replacement to finish the fence and close in the parking lot. Mr. Lopes requested the fence have a gate to allow access for the county to clean & inspect the retention drain.
 - iv. The exterior of the pool house is in need of repair – Board searching for quotes and options.
 - v. There is a new refrigerator in the pump room. If you have a party or large gathering and would like access to it, please contact an HOA Board member or a member of the Pool Committee.

- vi. The pool cannot be officially reserved for parties or gatherings, but a calendar is placed at the entrance where you can write your event down just to give neighbors a heads up.
 - b. Landscape
 - i. Hired new company – Acres of Green Landscaping
 - ii. Additional landscaping updating is anticipated
 - iii. Stop sign poles are leaning and we are looking to repair them
 - c. Social
 - i. \$900 was added to the budget to increase the number of luminaries we put out in December and to keep up with increased costs of fireworks.
 - ii. Fireworks will be viewed from the pool cul-de-sac this year. No one is allowed inside the pool gate for safety concerns.
- IV. Resident questions and discussion
 - a. Rental house discussion
 - i. 5% of the neighborhood can be rental houses which is approximately 4 houses.
 - ii. This was voted on by residents. Another vote would be required to lower the percentage and rental houses would have to be sold.
 - iii. The Board is constantly turning away realtors representing investors from our neighborhood because we have the maximum number of rentals
 - iv. Concerns were brought up about companies such as Open Door and Zillow buying up homes and turning them into rentals without permission by the HOA. These companies would have the legal teams to fight this.
 - b. What is the difference between monthly pool maintenance and the monthly repair, maintenance, and upkeep line items on the budget?
 - i. Monthly pool maintenance is the fee charged by Lost Mountain Pools to maintain the pool each week with chemicals, etc.
 - ii. The repair, maintenance and upkeep line item is for things that pop up around the pool to be repaired like a leaky faucet, broken hand rail and small repairs to the exterior of the pool house.
 - c. AAC (Architectural Advisory Committee) standards discussion
 - i. A landlord for one of the rental properties in the neighborhood expressed interest in grid-less windows but they do not align with the community standards in which the AAC approves by.
 - ii. The AAC would like to keep a more traditional look to our homes. They were built in the 90s and we don't want to try to look more modern than we are.
 - iii. Residents complimented the many improvements homeowners have been doing like exterior painting, new garage doors and new front doors.
 - iv. If you have any questions or would like to discuss the neighborhood design standards, you can contact them at any time – Anthony Bonanni, Jan Divelbiss, Sheila Pratt & Chris Dunn
- V. Misc Announcements
 - a. Please consider attending the pool cleanup day when it is announced. There are many things that need to be prepped before we can open the pool!
 - b. Volunteers are still needed for Social, Landscape, and Pool Committees. Email woodingtonsubhoa@gmail.com if you would like to volunteer.
 - c. Corporal Austin Lee spoke about driving safely in the neighborhood...no cell phones, stop at stop signs, slow down and be careful
 - d. Please specifically slow down on Threechop!

- a. Close your garage doors at night for safety and lock your car doors.
 - b. Don't forget, the vote to create the city of Lost Mountain will be May 24th.
- VI. Motion was made to pass the proposed 2022 Budget
- a. Seconded and all were in favor
 - b. Meeting dismissed at 4pm