

Woodbrooke Run Board Meeting Minutes

November 14, 2022

1. Call to order by President Jeanne Panka 11:00 AM
2. Attendees:
 - a) Jeanne Panka - President
 - b) Ron Baurer
 - c) Jim Sullivan - Lawn Liaison
 - d) Roger Weber
 - e) Paul Green - Vice President
 - f) Beth Teffner - Treasurer
 - g) Hap Parkes - Director-At-Large
 - h) Norm Wollmann - Secretary
3. Officer Reports
 - A. Roof cleaning recap
 1. Plant damage resulted from the chemical cleaning. Issue to be addressed prior to the next cleaning.
 2. Continuance of the current 3 year contract agreed.
 3. An alternate source for individual driveway and paver cleaning was mentioned by Hap. Contact him directly for details.
 - B. Annual meeting
 1. Annual meeting set for Saturday, January 14th at 4:00 PM in the Rosedale community room.
 2. A social will be held following the meeting
 - C. Bylaw Committee - (Gale Ketcham & Paul Green)
 1. Additional committee members sought
 2. Review is preliminary to attorney review
 3. Completion required before current bylaws expire
 - D. Treasure – (Beth Teffner)
 1. November and December landscaping bills have not yet been paid. This year we have put \$12,000 in reserves with an additional \$1947 remaining in the budget.
 2. Reserves are currently at \$55k. These funds are mainly to address house painting.
 3. With increasing costs expected, e.g., attorney fees and landscape fees, increasing the quarterly dues from \$450 to \$500 was seconded and approved.
 - E. Lawn Liaison – (Jim Sullivan)
 1. Westcoast has been difficult to work with and follow up has been poor.

2. Monthly checks of irrigation remain a nagging issue.
 3. Moving the responsibility of irrigation checks to a new company was suggested. Hap and Jim to investigate.
4. Old Business
- A. Open-Throat Drains - The Master HOA has canceled the existing contract to replace problem drains with open-throat drains. The contract has been re-awarded to a new company. There has been no progress to date.
 - B. Thank you to drain cleaners during Hurricane Ian: Jim Sullivan, Attila Hangyasi, Roger Weber, Bill Mashburn, John Wilson, Barbie/Parke Moyer
5. New Business
- A. Property lines/ golf course out of bound stakes
 1. Do stakes mark property boundaries or golf course limits
 2. Property boundaries needed to define mowing limits, responsibility limits with trees, etc.
 3. Stake are occasionally moved, (perhaps by mowers, club maintenance, others)
 4. Check with club to define purpose of the out of bound stakes
 - B. Radar detection for speeding in Rosedale
 1. Speeding remains an issue within the community
 2. Master HOA is addressing with speed camera and fines
 - C. Homeowner involvement
 1. Additional homeowner involvement needed
 2. Involvement should include more than just board members
 3. Board will be forming committees consisting of homeowners who are not board members, but who wish to help out with various tasks. Solicit for involvement via signup sheet at the annual meeting
6. Open Forum
- A. Driveway lights
 1. Paint is tarnished/dull/faded
 2. Light fixtures are the homeowners responsibility
 3. Encourage homeowners to paint during the annual meeting
7. Meeting was adjourned at 12:55