

**Annual Meeting Woodsman Condo HOA**

**October 20, 2018 - At BVMP office on Texas Avenue**

**Meeting was called to order by Terry Thigpen, established not enough for quorum, making informational meeting.**

- 1. Introduction of board members present. Judy Been – Treasure, Beverly Wilson – Secretary, and Tom Wilson – Board Member.**
- 2. We did receive proxies from units: 7, 43, 19, 14, 49, 26 and 2.**
- 3. Introduction of Home Owners present: #42 Caroline and Andy Herman, #62 Diane Bergmann, #60 Kathryn Kelly, #6 Dixie Kee, #2 Aaron Smith, and #30 Debbie and Jim Crawford, and #18 Gerry and Peggy Brower**
- 4. Minutes from last meeting, Kathryn Kelly had one correction; on the Crepe Myrtle she said they had mold not needed to be trimmed. Kathryn Kelly made motion to accept with that correction, Diane Bergmann seconded. Minutes were approved**
- 5. Terry went over the Financial Report for the year.**

**Insurance, what money we had in reserve, delinquent HOA dues.**

- a. Terry suggested that even though we are great shape, we might think about bumping up dues \$4 or 5, so we will make sure we have enough if any big event comes up:**
  - b. Discussion then went to roofs and sidewalk repairs.**
  - c. Aaron Smith #2 wanted to know if we could get someone to look at the roof and give a bid on what the cost might be to replace.**
  - d. Terry said that getting bids for smaller concrete jobs is hard, sidewalks have been an issue, and Terry did say that some concrete repairs will start as soon as it stops raining as well as repairs to the siding.**  
**Motion to approve financial was made by Tom Wilson #20 and seconded by Gerry Brower #18**  
**Financial Budget approved!**
- 6. Kathryn Kelly said the Exterminator guy was doing a good job, and everyone was pleased with lawn maintenance.**
  - 7. Bob Walker discussed sales of our Units. Buyers' market right now. We are the only single story condos in the BCS area. 60% Owner occupied, 40% rental at the moment.**
  - 8. Maintenance Issue:**

- a. Terry ask questions about recycle, if everyone was happy with it. Discussion about wrong trash in dumpsters. Suggested that magnet signage could be place on dumpsters. Also magnet signed on recycle as to what goes in.
  - b. #53 had air-conditioning unit in window.
  - c. Question was brought up about towing rules.
  - d. Security Lights: #42 needed to be looked at. #2 unit wanted to look at security light to see if can be changed so as not to shine directly in their back yard.
  - e. Diane #62 suggested we need signs somewhere for emergency vehicles to know where to go.
  - f. Dog Poop on-going issue.
  - g. Trees: Dixie said she needed some trees trimmed by her unit.
  - h. #30 needed new door.
9. Fences: The board members wanted input about the HOA taking over the fences. The board will be having meetings about this idea. All fences will be the same. Most seemed happy about that idea. A couple of units already put up new fences from a letter they received. They would want to be reimbursed. Others that have recently put up new fences wanted to know about reimbursement also.
10. New board members. Nobody was interested in becoming a board member. Aaron Smith #2 didn't want to be on the board, but wanted to help the board with the fences. Kathryn Kelly #60 made a motion to keep board and Caroline Hermann #42 seconded the motion. Was passed to keep board members.
11. Meeting was adjourned.