

Woods Edge Estates – Section 1

Board meeting minutes

Nov. 19, 2018

1. Proposed Big Ditch maintenance

The objective would be to re-grade the Big Ditch to facilitate drainage during storms and to eliminate pools of standing water that become mosquito breeding ground.

A detailed colored elevation map was created from Lidar data, identifying several high points along the ditch. Four contractors were contacted. One came and was shown several portions of the Big Ditch. He gave a rough cost estimate of \$15 to 20 k. To give a definite cost estimate he would need to have one of his people walk the ditch, take measurements and evaluate the actual amount of work needed. This of course requires the ground to be dry enough.

The proposal will be presented and discussed during the next annual meeting. The Board will seek authorization from the homeowners for the walk through with the contractor, and approval from the community (through a vote) to continue planning for this much needed maintenance work that would likely be done in 2020.

2. Late dues

This continues to be a problem, despite the significant discount incentive to pay in a timely fashion. The board is considering proposing an annual penalty such \$ 500 for annual fees not paid by the end of the year.

3. Deed Restrictions

Many homeowners seem to forget, or ignore, our neighborhood deed restrictions. A gentle reminder of the rules will be given during the annual meeting.

Also, in view of several State laws passed in the last few years, a review and update of Section 1 Deed restriction and bylaws is needed to make sure that our association meets all the legal requirements. The plan is to then have the proposed amended documents reviewed by a law firm, for a cost of \$1,000-\$2,000 (max \$5,000 if the law firm was to actually write part of the documents). Target completion: 2019

4. 2019 budget

Considering the planned expenses, maintenance fee assessment will be raised to \$175/acre for 2019. The traditional discount for early payment will remain in effect, with the following fee schedule:

- \$87.50 per acre for payments received by January 31st (50%)
- \$131.25 per acre for payments received by February 28th (25%)
- \$175. 00 per acre for payments received after March 1st

5. Upcoming annual meeting

The next annual meeting and dinner will be on Thursday February 7th at Clancy's Pub.