

Woodsman Condominium Home Owner Association 2015 Annual Meeting Minutes

October 16, 2015 9:00 am Training Room Century 21 Beal, 404D University Drive, College Station, Texas

Rosemary Walzen called the meeting to order, established with sign in sheet that a quorum was not present. HOA board, Terry Thigpin and Bob Walker were introduced.

Attendees: Rosemary Walzen, Brenda Stone, Amy Turek, Suzanne Stevens, Cameron Smith, Doris McGonagle, Gerry & Peggy Brower, Tom & Beverly Wilson, Gus Piestch, Caroline Hermann, Judy Been, Patti & Paul Pauley, Sandra Moldas, Kenny & Diane Bergmann. Proxies: Jana Graves, Dixie Kee, Anne Campbell-Smith, Carol Bright, John & Ann Oggero.

Review minutes from last year. A motion was made and second to approve the minutes.

1. Rosemary went over budget for the year. She also added that all documents are available on the web-site for Century 21.
2. Old Business: Major accomplishments for the past year:
 - a. Sidewalk constructed in front of Unit 12. This walkway was added as there was a trip and fall hazard walking over curb and across lawn. In addition foot traffic on the lawn is undesirable as it leaves a "trail" reducing the attractiveness of the common area for other residents.
 - b. Concrete driveway off Deacon was completed as well as the entrance driveway off Longmire.
 - c. Big event went well with mulch and the planting of shrubs and greenery to the area by the mail boxes.
 - d. Replaced fence around dumpster near Unit 14.
3. Terry Thigpin from Brazos Valley Property Management (BVPM) discussed the financials. Our fiscal year is from October thru September. Reviewed fees, and any late fees. Unit 5&6 repairs to the foundation were done. Walk way behind Unit 55 was completed. Tree fell, and had to cut down, was not budgeted for but was accommodated by amounts in non-reserve account.

The HOA has put \$1,000/month back into the Reserve account over the past year.

Terry asked for any questions, showed the proposed 2016 budget.

Insurance cost increased somewhat this year despite getting several bids. It was established that our roof was still in very good condition. This was a consideration in priority setting for capital improvements in the upcoming year.

Motion was made and seconded to approve the budget. The budget was passed unanimously.

4. Bob Walker discussed sale of units noting that the average price has increased over the past year. Some wanted to know the owner occupied percentage. Mr. Walker indicated it was near 50%.

5. Maintenance Issues discussed: Erosion of the creek was discussed again. Rosemary said that Marshall Wallace (College Station Chief of water and drainage), she and Joey Condon (former proper walker from BVPM) walked the creek and reviewed the physical state. Mr. Wallace shared an Engineer's survey of the creek bank in comparison to its location 5 years ago and noted that it had not eroded appreciably. This will be on-going work with the city to keep an eye on any erosion, the cleaning up of the creek beds. It was put forward that all owners need to call Marshal Wallace of the City of College Station about the cleaning and trimming of the creek. It was mentioned that the phone number for Marshal Wallace would be out on the web-site.

Brenda Stone (Unit #7) asked for an updated map of the locations for the building "cut-off" valves for water. Walzem indicated that the board would work to get that map up on the website.

6. Discussion on parking and towing came up again: It was discussed that owners be aware of the un-wanted cars around. Keep an eye out and address as see fit. Let's see what a year does and re-discuss. This conclusion was reached after the membership was made aware that consultation with the Peterson Law Group that signs would have to be posted at all drive entrances clearly indicating basis for towing and giving a phone number that could be called 24 hours a day to retrieve the towed vehicle. If we did not let a tow company do this the HOA would need to maintain the phone line and take on the liability for improperly towed vehicles.
7. Dish Placements: response to complaints by some residents about where dishes were located the HOA was informed that the Board will work with Terry and Bob in the next year to develop a policy for dish placement. Since the cabling in our buildings was updated when the siding was replaced, locating dishes to building ends where terminal cable boxes are located will do the least damage to the building with regards to running wire from dish to interior connection.
8. Looking ahead we discussed what we would like to see for future improvements.
 - a. Sidewalks: It seemed most agreeable to the HOA to repair these as needed prioritizing those with standing water after a rain, broken or with soil washed out from underneath.
 - b. Sprinklers – It was decided to look into pricing of sprinklers for common area, and different options for watering and present these to the HOA in upcoming meetings or communications.

New business:

It was asked if we could fly A&M flags in the front on game days. Nobody had any objections to that being done.

The dust from the landscape company across the street came up for discussion; the HOA was reminded that the Board had no control over that, it was stated that everyone on their own call the City and complain.

Rodents came up again—Terry stated that this is a problem all over just not in our area. It is brought on by the very hot and dry conditions. The issue will improve as we get rain and cooler temperatures.

Motion was made and it was second to adjourn meeting. The motion was passed unanimously.