Woodland Park Master Assoc. Meeting Minutes 3/29/23

Meeting started at approx. 6:05 pm

Introduction by Jarod Tarver with Caliber serving as President of Woodland Park HOA. Jarod introduced Melody Poor with Neighborhood Services Corporation serving as HOA Management Company.

Jarod went over the agenda for the evening.

Angela Schultz, serving as the Event Committee Chair and Advisor to the Board, spoke about upcoming community events that were planned. These included a Spring Fling in April, Neighborhood Yard Sale in April, 4th of July Party, Chili cook-off and Pumpkin Painting in November and Monthly Food Trucks.

Jarod provided an update on the future development plans for Woodland Park. He stated that the developer had sold all of the land north of Coffee Creek Rd, which will no longer be part of the neighborhood. This sale means that Woodland Park will now only have around 670 lots instead of almost 1,600.

Jarod stated that although there would no longer be a second pool for the neighborhood, due to this sale, there will now actually be less homes per pool. He believes that removing more than half the lots is a good thing for the neighborhood and will ultimately be a much easier HOA to manage.

Jarod did say that based on the requests from homeowners at the 2022 meeting that instead of building a third playground in the neighborhood there will be a splash pad built in its place. This will be done when a future phase is developed on the east side and Woodland Park Blvd is extended to Coffee Creek Rd.

Jarod also stated that based on the requests from homeowners at the 2022 meeting that the developer has agreed to include an easement on the west side of Douglas between two future lots (near the current temporary entrance) in order for homeowners on that side of the neighborhood to be able to more easily walk to the clubhouse/pool, instead of having to travel much farther north to the location of the permanent Douglas entrance.

It was asked how long until the HOA Board will be turned over from the developer to the homeowners and Jarod guessed that it would probably be 4-5 years when they sell the last lot.

Jarod went over the financials from 2022. He mentioned that most expenses were pretty close to the estimated budget, but that the electricity/water/trash had gone way over due to some issues w/ irrigation and the pool overflowing, but also because it was such a dry summer/fall and additional irrigation needed to be run. He also said the additional landscaping that was installed on WP Blvd was not factored into the budget for water.

Jarod discussed ways the HOA was going to try and conserve water going forward. The landscaping company has added rain sensors to the controllers and will be going through the entire system multiple times a year (adjusting watering times, etc.). A resident, Greg Hutson, has been helping identify potential issues and will be working with the HOA/irrigation crew in order to be as efficient as possible with water.

It was also discussed that a couple of the issues with the pool overflowing was that it was a new pool management company and they were figuring out the system. It was agreed that a few homeowners will be shown by the pool company the water shut off in case this happens again and needs to be shut off immediately.

I resident brought up potentially using water wells for irrigation to cut down on water costs and Jarod stated that the up-front cost is very high and that several neighborhoods in the area have had issues with minerals in the well water that ended up killing landscaping. Was stated that the neighborhood to the east was about to drill wells and Jarod would monitor how those wells did.

Jarod stated that the common area fences for Woodland Park would be stained in 2023 and was included in the budget. Fences need to be stained every 3-5 years and it has been over 5 years.

He mentioned that the cost for landscaping would be going up due to the additional greenspace that was installed in 2022. Water would also most likely go up due to this, though they are hoping they can save money overall.

Jarod said that based on the current financial situation of the HOA that he believes they have no choice but to raise the dues in 2024. Would look into this further and discuss with the Advisors to the Board as to how much they would need to be raised. He stated that Neighborhood Services said that over 75% of their neighborhoods had raised the dues the last 2 years due to inflation.

A resident asked about a turn-around by the entrance to the walking trail due to parking issues. Jarod stated that the land south of there was going to be sold as 5 acre tracts not part of Woodland Park. He did say he would look into the possibility with the buyer of allowing the HOA to put some sort of gravel parking lot in.

A resident asked about raising the Community Event Budget of $2,000 and Jarod said he would be willing to do that. Angela said she is getting by ok with the current budget, but if it was raised she would need more volunteers to help with the events.

It was decided that Angela Schultz and Stephen Jones would remain advisors to the Board. They would welcome more volunteers to join the Liaison Committee that meets regularly to discuss issues in the neighborhood.

Meeting was adjourned at approximately 8:00 pm.

Melody Poor with NSC took meeting minutes.