Woodland Park 3/25/2024 Meeting Minutes/Notes

**Call to Order and Welcome**

The annual meeting of the Woodland Park HOA was called to order by the HOA President, Jarod Tarver, who welcomed all attendees. The President introduced Kristen Clonts with Neighborhood Services Corporation serving as the HOA Management Company.

The President went over the agenda for the evening.

**Reports of Committees**

The President thanked Angela Schultz for everything she has done to help the community/Board over the last several years serving as the Event Committee Chair and Advisor to the Board. Kyle Thomas will be taking over Angela’s role in 2024.

Upcoming events:

* Kyle outlined plans for the upcoming Easter Egg Hunt- Saturday 3/30/2024, and encouraged residents to register for the event.
  + starting at 10 AM with 4 & under group. 5 and over group to follow.
  + Lunch will be provided after at the clubhouse.
* Community Garage Sale- April 27th from 8-12.
* Committees: Kyle mentioned that they are looking for volunteers for the four committees in the neighborhood.
  + Event Committee
  + CCR Committee
  + Decorating Committee
  + Grounds Committee

**Reports of Board of Directors**

* Pool:
  + The Board reported that the main feature pump for the play structure should now be working properly. They attempted to fix the problem last summer, but it ultimately had to be replaced.
  + The pool company has also added auto-fill valves to make sure that the pool does not overflow when filling.
  + It was brought up to visually inspect the pool, after the big earthquakes that happened earlier in the year.
* The Board reported that rain sensors have been added to the sprinkler systems to ensure that the sprinklers are not running after it rains a certain amount.
* The Board is working with Shawn Forth on a plan to have him install a parking lot near the entrance to the walking trail in exchange for some unusable floodplain land that the HOA doesn’t want to own anyway. This will cut down on street parking in front of the trail and provide a spot to turn around.
* The Board provided an update sidewalks/repairs in the neighborhood:
  + Based on requests from the last HOA meeting the developer installed a cut-thru sidewalk in the new phase on the west side in order to provide better access to the clubhouse and pool.
  + There is 80-100ft of Sidewalk on Douglas that needed to be replaced due to washing out and becoming a tripping hazard. The Board is working with the City of Edmond in order to get 70% of that cost paid for.
  + A resident inquired about the damage done to the curb near the Douglas entrance and the Board stated that the contractor paid for the repairs.

Neighborhood Overview:

* The Board reported that there are currently about 275 occupied homes with another 30 under construction in the neighborhood. There will be roughly 675 total homes when the neighborhood is complete.
* The developer just sold the first lots in the new Taber phase on the west side and homes should start going up soon.
* The new entrance/fencing/landscaping is underway and should be completed in the next couple months.
* It was reported that Shaw Homes has purchased the remaining undeveloped land on the east side that is part of Woodland Park and anticipates starting construction on a new phase in the next month or so.

**Budget**

* The Board noted that the dues being increased from $650 to $750 in 2024 would help tremendously with the budget deficit, especially as homes continue to be built.
* The Board discussed that revenue was lower than expected due to major delays in completing the new phase of development on the west side and more delinquent dues than normal.
* Most budget items were in line with projections except for Miscellaneous Repairs/Expenses mainly due to main feature pump replacement, replacing access controls equipment, additional mowing areas around the ponds. There were also more minor repairs/maintenance for sprinklers, plumbing, snow removal, etc. than normal.
* The 2024 budget was discussed with the Board mentioning they expect most items to be similar in cost except for the landscaping and water costs should go up due to the new landscaping along Douglas, but expect miscellaneous costs to go down some.
* A resident asked about the possibility of installing water wells for irrigation and the Board said they had looked into that previously and there was a huge up front expense and there had been issues with wells in the area killing landscaping due to minerals.
* A resident inquired about removing the climbing wall at the pool so we could get rid of lifeguards. It was discussed that removing guards would cause insurance costs to go up, it is recommended that guards are present regardless, we had a rescue just this past summer.

**Other Questions and Answers**

* There was an inquiry about plans to add another gym or pool to the neighborhood and the developer stated there is not, but Shaw is required to install a splash pad with a future phase.
* Developer loan question: The developer would like to recover some of the money that has been loaned to the HOA, but not at the detriment to the neighborhood. Estimates are that the HOA will start breaking even in the next couple of years.
* It was stated that there is some washout near the entrance to the trail and the Board would look into it.
* It was also stated that there is erosion coming from a Shaw home in the Orchard and mud is running over the walking trail when it rains. Board will contact Shaw Homes about this.
* The Board and committees will look into options on adding a film to the windows in the gym so that the sun is not so harsh in the mornings and afternoons.

The meeting concluded with the Board thanking everyone for coming and for their input and not to hesitate to reach out to them or the committees any time with questions/issues.