

**Woodlands South Condominium Association
Minutes of the Board of Directors Regular Meeting**

**Wednesday, January 21, 2015
Northville Township Hall – Upstairs Conference Room**

1. President Pitcock called the meeting to order at 1:00 p.m. Members present: Dave Pitcock, Frederick Sheill, Edwin Worth, David Guyot and Carrie Nay. Member(s) absent: None. Others present: Management representative Helene Haratsaris.
2. Approval of Agenda – Consensus was to accept agenda as presented.
3. Co-owner Comments - None
4. Approval of Minutes: Frederick Sheill moved, Edwin Worth seconded, to approve the November 19, 2014 regular meeting minutes as presented. Motion passed, all in favor.
- 5. Committee Reports**
 - 5.1. Architectural – Architectural liaison did an evaluation of roof costs versus reserves. Results indicate the Association is well funded.
 - 5.2. Communications – Communications are going good.
 - 5.3. Finance – No report.
 - 5.4. Landscaping – No updates; turned up turf and lawn gouges need to be addressed with snow removal service provider.
 - 5.5. Rules & Regulations – No report.
 - 5.6. Social – Committee meets January 22nd. A hockey event is being considered and a new chairman sought.
6. Financial Report December 2014 –Treasurer Guyot reviewed finances. The year-end was under budget.
7. Management Report highlights were reviewed.
- 8. Unfinished Business**
 - 8.1. Trees – Will be a spring project; nothing will be done at this time.
 - 8.2. Painting 2015 – Reviewed specifications, 50 units, at least three proposals.
- 9. New Business**
 - 9.1. Pond - David Guyot moved, Carrie Nay seconded, to accept Clean Lake Improvement, Inc. January 19, 2015 proposal for seven 2015 pond treatments and clean up and a cost of \$4,345.00. Motion passed, all in favor. Reviewed three required pond cuttings per municipal maintenance agreement; two full cuts to extend up the hill in 2015.
 - 9.2. Water Rates 2015 – Two Board members checked with Northville Township regarding 2015 water rate increases. The average increase will be \$215 per house. The rate increase will not affect irrigation water, being applicable to indoor water only.
 - 9.3. Open Maintenance Requests were reviewed.
10. **Directors' Remarks:** The No Soliciting sign has not stopped door to door sales persons soliciting for windows and insulation. The Association does not approve of any one vendor and such improvements are required to have an approved written modification from the Board prior to any changes or replacements.

11. **Co-owner Comments:** None

12. **Next Meeting** – The next regular board meeting is scheduled for Wednesday February 18, 2015 at 1:00 p.m. in the offices of the Northville Township Hall unless otherwise decided by the Board of Directors.

13. **Adjournment**

13.1. Adjournment to Executive Session – Frederick Sheill moved, Carrie Nay seconded, to adjourn the meeting to executive session. Motion passed, all in favor. The meeting was adjourned to Executive Session at 2:50 p.m. and called back to order at 3:15 p.m.

13.2. Adjourn the meeting - David Guyot moved, Frederick Sheill seconded, to adjourn the meeting. Motion passed, all in favor. Meeting was adjourned at 3:16 p.m.

Respectfully submitted:
Helene Haratsaris
Herriman & Associates, Inc.

Minutes Approved on: February 18, 2015

David Pitcock, President

Edwin Worth, Secretary