

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

**Wednesday, July 15, 2015
Northville Township Hall – Second Floor Conference Room**

1. President Pitcock called the meeting to order at 1:00 p.m. Members present: Dave Pitcock, Frederick Sheill, David Guyot and Edwin Worth. Member(s) absent: Carrie Nay. Others present: Management representative Helene Haratsaris; Co-owners Dale Autio (U51), John Ryan (U166).
2. Approval of Agenda – David Guyot moved, seconded, Edwin Worth to accept the agenda as amended, being the addition of item 8.4 U123 Garage, 8.5 U130 Landscaping, 9.3 U124 Drainage, 9.4 Paint. Motion passed, four in favor, none opposed, one absent.
3. Co-owner Comments:
 - 3.1. Unit 51 – Re: Tree Line Concern; Co-owner left the meeting at 1:09 p.m.
 - 3.2. Unit 166 – Re: Landscape drainage concerns; Co-owner left the meeting at 1:12 p.m.
4. Approval of Minutes: David Guyot moved, Frederick Sheill seconded, to approve the June 17, 2015 regular meeting minutes as presented. Motion passed, four in favor, one absent, none opposed.
5. **Committee Reports**
 - 5.1. Architectural – No Report
 - 5.2. Communications – Breaking news section of newsletter for emergency item would replace a newsletter because of the quantity cost limitation; will investigate cost if the allowable quantity is exceeded.
 - 5.3. Finance – No report
 - 5.4. Landscaping – A survey of lawns with potential for replacement has been completed; will investigate cost for restoration. Recommends lengthening cut of grass in summer. Questions of irrigation optimization were raised. Various vendor tree condition reports with costs for disease and insect treatments were reviewed. Looking for additional information from Greenstreet, Inc. Girdled tree roots at Sheldon Road were reviewed.
 - 5.5. Rules & Regulations – No report
 - 5.6. Social – The committee is seeking additional new members.
6. Financial Report June 2015 –Treasurer Guyot reviewed accounts, transaction changes and investments. Fred Sheill moved, Edwin Worth seconded, to invest \$250,000.00 into Huntington Annuity if it is Federally Insured, with flexibility to withdraw without penalty. Motion passed, four in favor, one absent, none opposed. Proposed return at 1.9%, three years.
7. Management Report highlights were reviewed.
8. **Unfinished Business**
 - 8.1. Tree Care – Propose to include tree treatments in 2016 at a cost NTE \$12,000.
 - 8.2. Mailbox Replacements – Current vendor has located a source for plastic mailbox replacements at a reasonable cost.
 - 8.3. Irrigation Water Meter Costs – The Board challenged Northville Township rate increase basis of additional irrigation meters. Northville Township advised alternative to rate increase would be to convert configuration of irrigation water supply, running it through the unit water meter. The conversion would alter the Association method of doing business and could require a condominium document amendment. The Board will continue to investigate alternative solutions to this water rate increase.
 - 8.4. U123 Garage – Concrete restoration payment to be held pending dispute resolution.

8.5. U130- Weeds are growing into the landscape rocks; advise landscaper to address.

9. New Business

- 9.1. Insurance - David Guyot moved, Frederick Sheill seconded, to accept the Auto Owners insurance renewal dated 6/23/15, to be paid in full to take advantage of the discount. Motion passed, four in favor, one absent, none opposed.
- 9.2. Budget 2016 – A draft budget will soon be presented to the treasurer for first review to start the budget process.
- 9.3. U124 – Drainage behind unit is an issue; clean catch basin beehive and investigate grading.
- 9.4. Paint – paint used throughout the paint project is a flat product to diminish reflections and building imperfections. Paint is the same finish used during the last two paint cycles, although the formula(s) may have changed because of government paint regulations.

10. **Directors' Remarks:** None

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

Next Meeting – The next regular board meeting is scheduled for Wednesday September 16, 2015 at 1:00 p.m. in the offices of the Northville Township Hall unless otherwise decided by the Board of Directors.

12.

13. Adjournment

- 13.1. Adjournment to Executive Session – David Guyot moved, Fred Sheill seconded, to adjourn the meeting to executive session. Motion passed; all in favor. The meeting was adjourned to Executive Session at 3:56 p.m. and called back to order at 4:00 p.m.
- 13.2. Adjourn the meeting - David Guyot moved, Fred Sheill seconded, to adjourn the meeting. Motion passed; all in favor. Meeting was adjourned at 4:01 p.m.

Respectfully submitted:
Helene Haratsaris
Herriman & Associates, Inc.

Minutes Approved on: September 16, 2015

David Pitcock, President

Edwin Worth, Secretary