

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

**Wednesday, September 16, 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, David Guyot, Edwin Worth and Carrie Nay. Member(s) absent: Frederick Sheill. Others present: Management representative Helene Haratsaris; Co-owner Jim Lindemann (U106).
2. Approval of Agenda – David Guyot moved, seconded, Carrie Nay to accept the agenda as amended, being the addition of item 9.5 Website Privacy. Motion passed, four in favor, none opposed, one absent.
3. Co-owner Comments:
 - 3.1. Unit 106 – Re: Landscaping and Concrete concerns
4. Approval of Minutes: Edwin Worth moved, David Guyot seconded, to approve the July 15, 2015 regular meeting minutes as presented. Motion passed, four in favor, one absent, none opposed. David Guyot moved, Carrie Nay seconded, to approve the August 19, 2015 special meeting minutes as presented. Motion passed, four in favor, one absent, none opposed.
5. **Committee Reports**
 - 5.1. Architectural – No Report
 - 5.2. Communications – Website issues – see agenda item 9.5 below.
 - 5.3. Finance – No report
 - 5.4. Landscaping – No report
 - 5.5. Rules & Regulations – Tracking items to review including driveway extension color(s), patio sizes and walkways and clarification of other noted items. Co-owner Jim Lindemann agreed to assist with the Rules and Regulations guideline and Architectural Committee reviews.

Enter Brian Fraser, Greenlawn Landscaping, 1:15 p.m.

 - 5.6. Social – Picnic pot luck is Sunday at 4:30 p.m., bring a dish and a chair, Abraham's will host at 44601 Aspen Ridge Drive.

Greenlawn service items were reviewed including irrigation heads, snow removal, utility box landscaping, and alternate irrigation feeder systems such as wells. Irrigation heads will continue to be inspected, exposing and raising where needed. Snow removal with poly blades will help eliminate the concrete "rust" stains. Last winter one machine had ply blades with this coming season expanded to two plows with poly blades. Concrete deterioration was also reviewed. Brian Fraser left at 2:12 p.m.

6. Financial Report August 2015 –Treasurer Guyot reviewed accounts, budget is in good shape. A \$30,000 over budget expense is 2014 concrete, otherwise nothing is remarkable.
7. Management Report highlights were reviewed.
8. **Unfinished Business**
 - 8.1. Tree Care – Three proposals were requested, one received to date. Management will email summary upon receipt.
 - 8.2. Management Agreement - David Guyot moved, Edwin Worth seconded, to accept contract from Herriman & Associates, Inc. proposed management next three years as presented. Motion passed, four in favor, one absent, none opposed.

Co-owner Jim Lendemann left the meeting at 2:23 p.m.

9. New Business

- 9.1. Tree Unit 6 - Crab apples; investigate eliminating fruit; the tree will not be removed.
- 9.2. Storm Water System Maintenance - David Guyot moved, Edwin Worth seconded, to accept proposal from Metro Sewer Cleaners/Metro Environmental Services, Inc. to clean 30 road catch basins at a cost of \$3,595.00 to be completed now, with \$5,795.00 for 35 back yard basins to be deferred to summer 2016. Motion passed, four in favor, one absent, none opposed. Management to check with the township to verify this service is not performed by the municipality.
- 9.3. Irrigation Concerns – were addressed with Greenlawn (see above).
- 9.4. Annual Meeting Preparation – presentation and slides to be developed as needed.
- 9.5. Website Privacy – Management to advise webmaster of privacy concerns and seek possible remedy to secure the mailing list;

10. **Directors' Remarks:** None

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

Next Meeting – The next regular board meeting is scheduled for Wednesday October 21, 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, Carrie Nay seconded, to adjourn the meeting to executive session. Motion passed; all in favor. The meeting was adjourned to Executive Session at 3:00 p.m. and called back to order at 3:04 p.m.
- 13.2. Adjourn the meeting - Carrie Nay moved, David Guyot seconded, to adjourn the meeting. Motion passed; all in favor. Meeting was adjourned at 3:05 p.m.

Respectfully submitted:
Helene Haratsaris
Herriman & Associates, Inc.

Minutes Approved on: October 21, 2015

David Pitcock, President

Edwin Worth, Secretary