

Woodland Creek – Annual Neighborhood Meeting
April 11, 2013

- There were 2 homes represented from the Cumberland Neighborhood
- There were 2 homes represented from the Cooper Leaf Neighborhood
- There were 3 homes represented from the White Oak Neighborhood
- There were no homes represented from the Hampton Neighborhood
- There were 2 homes represented from the Woodbury Neighborhood
- There was 1 home represented from the 85' plat
- There were 2 homes represented from the Challis Neighborhood

Pete Farior called the meeting to order at 5:35 and introduced himself, Charles Saliba, Jimmy Rutland and Suzanne Mathison

Mr. Farior explained the purpose of this meeting and that the By-Laws call for an annual meeting. Mr. Farior further explained that due to lack of attendance at the neighborhood meetings, all members of the association were invited to the annual meeting. Although there were no matters to be voted on at this meeting, the members were allowed and encouraged to participate in general discussion regarding issues in the neighborhood.

Mr. Farior explained the role of the Board of Directors is managing the affairs of the association. He further explained the limited authority the Board has in addressing some of the issues brought up by members. Mr. Farior explained that the Board did not have the same authority or jurisdiction as a police force in addressing speeding cars, children riding golf carts, animal control, etc.

The Board of Directors can help facilitate notifying the proper authorities to address individuals or parties who are breaking the law or who are not in compliance with City codes and ordinances.

The members were encouraged to exercise their rights in contacting the proper authorities in an effort to reduce unlawful activity.

2012 Financial statement and 2013 budget were reviewed.

GENERAL DISCUSSION

- Mr. Farior stated that we were not raising dues this year. We understand the economic times and are trying to help as much as we can, but members should expect dues to increase going forward.
- Barbara Fowler stated that as more people move into the neighborhood that is more dues coming in.
- Mr. Farior agreed but stated that the developer is currently subsidizing over \$75,000 a year for the HOA.

- Mr. Temple asked what percent we are built out. Mr. Farrior stated about 25%.
- Ms. Fowler asked if all the trees in front of Woodland Creek would be plowed over like Stone Martin did in Providence. Mr. Farrior said the lots on either side of the entrance are commercial lots not owned by the Woodland Creek developer. If and when developed, some trees will have to be removed, but there are certain restrictions in place regarding this.
- Mr. Temple asked if the neighborhood reps would stay the same this year. Mr. Farrior suggested that they stay the same if the people were willing to do so. Everyone said they would (either at the meeting or by previous email) except the 85' section.
- Mr. Temple asked how sales were going. Mr. Farrior stated that we have had two great months and it looks like things are picking up.
- Luke McMenamain asked about cars parked in the street, dirt bikes and ATV's and asked if we had a penalty structure in place to help keep bylaws abided by which in turn keeps home values up.
- Mr. Farrior said that there are certain things in place, but there is no provision for fining in the By-Laws. Letters are sent and 9 times out of 10 when someone receives a letter, they correct the situation.
- Mr. McMenamain suggested a "3-strikes and you're out" fine system; after 3 times of doing the same thing, you receive a fine. Mr. Farrior stated he wasn't aware the legality of fining people parking in the streets, but letters were sent out about that and yards, etc.
- Mr. Saliba said that after 2 letters are sent the association can have someone come out and take care of an unkempt yard and the homeowner would be responsible for the charge.
- Mr. Farrior talked about the smart code that the city has adopted and that it actually encourages parking on streets, etc as a way to slow traffic. So, parking on the streets is becoming harder to enforce.
- Rich Mueller asked if anyone else had noticed the coyotes. He has seen 5 in the last few weeks. He has contacted the City of Montgomery about them and the stray dogs in the neighborhood and they have yet to do anything about them.
- Mr. Mueller also asked if we could fence the end of Big Horn Trail because kids are riding dirt bikes back there and creating a huge mess. Mr. McMenamain said they were doing the same thing on Saw Tooth Loop.
- Mr. McMenamain asked about lot 20 on Saw Tooth Loop. Since it is an unbuildable lot at this moment it is causing lots of dirt and weeds to wash in his yard. He asked if we could seed it and he and the neighbors over there would maintain it and make it a nice green space until it was built on. Mr. Farrior agreed that we would seed the lot.
- Mel Carr mentioned an open storm drain behind his house and Mr. Saliba said he was going to look into it immediately.

Meeting was adjourned at 6:10pm