

Woodland Creek – Annual Neighborhood Meeting  
April 23, 2014

- There were 2 homes represented from the Cumberland Neighborhood
- There were 5 homes represented from the Woodbury Neighborhood
- There were 3 homes represented from the Hampton Neighborhood
- There was 1 home represented from the Challis Neighborhood

Charles Saliba called the meeting to order at 5:30 pm and introduced himself, Suzanne Mathison and Erin Hansen, Mr. Farrior's assistant. Mr. Saliba introduced the remaining Board Members who were not present but listed on the agenda.

Mr. Saliba explained the purpose of this meeting and the role of the Homeowners' Association was to take care of the clubhouse, pool, entrances and other common areas. Mr. Saliba recognized that there are now 264 members as of December 31, 2013.

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

2013 Financial statement and 2014 budget were reviewed.

#### GENERAL DISCUSSION

- Mr. Saliba stated that we were not raising dues this year.
- Mitchell Dubina asked what the time-frame is for breaking even? Mr. Saliba said that we were currently at about 30% build out (which is +5% from last year) and when they neighborhood is at 75% build out the Association should be breaking even.
- Neighborhood representatives were asked to remain in their position as the Neighborhood Representative and all agreed.
- Mitchell Dubina asked about the golf cart/four wheeler issue with people riding behind fences. He asked if we would consider putting up a privacy fence on Heron Court to deter the riders. Mr. Saliba said that we will write letters to known homeowners and also consider putting up the fence.
- Mr. Saliba explained the lifeguard situation and how it is being handled so far. Mr. Saliba explained that he is looking to hire 2-3 lifeguards to work for the summer.
- Erin Turnham wanted to make others aware of the homemade explosive devices that went off about 9:30 pm on Saturday, April 19<sup>th</sup>.
- Several homeowners asked about the lot that was cleared and why. Mr. Saliba explained that our understanding is that the land owner decided to cut the trees before Pike Road passes an ordinance where the land owner would be charged for each tree cut down. Mr. Saliba also explained there is a 30 ft beautification easement along Lodge Drive.

- Homeowners asked if there would ever be apartments in the back of the neighborhood or if there was another entrance planned. Mr. Saliba did not know of any plans at this time for either the apartments or another entrance.
- Mr. Saliba said that cameras were being brought back up and looked at again as a possibility at the front entrance, but that gates have never been considered for Woodland Creek.
- Amy Barwick asked if we keep up with crime in the neighborhood, her son's Alabama Power truck has been broken in to twice and she has had a lawnmower stolen.
- Scooter Leonard asked if we could not have HOA meetings at 5:30 or on Wednesday's.
- Barbara Fowler agreed with Scooter and asked if 6:00 could be done.
- Mr. Saliba said we would take that into consideration for next year.
- Jeff Peterson asked if we would send out an email reminder for the HOA meetings a day or two before.
- Mitchell Dubina calls Jake, and recommends we do if we see a suspicious car in the neighborhood. Mr. Saliba recommend calling the Sheriff anytime you see anything suspicious.
- Crystal Davis-Vails said that we need to know our neighbors because sometimes people assume and call the cops too soon.
- Erin Turnham announced that she has a playgroup birth to 2 years old and anyone is welcome to come. The group is on Facebook but is a secret group.
- Linda Weeks asked if Lowder or the HOA responsible for the creek. It looks bad.
- Mr. Saliba said that the County is responsible for creek and we have called them about the beavers that are backing it up.
- Linda Weeks – County Commissioner suggest we join BONDS to help beautify the creek.
- Mel Carr asked who is responsible for the street lights. One has been out on his street for a year. Mr. Saliba explained that Alabama Power is responsible and all you have to do is call them and they will come take care of it.
- Linda Weeks stated golf carts are still a problem.
- Jeff Peterson said that sidewalks on Crescent Lodge Drive need to mowed and edged. Last year they never looked good.

Meeting was adjourned at 6:15 pm.