

Woodland Creek Annual Homeowners' Association Meeting March 20, 2025

I. Call to Order & Financials

There were 23 homes represented.

Sara called the meeting to order at 5:27pm.

Sara introduced herself, Amanda Miller (HOA Manager), Tanner Bozeman (Colonial Company), and Dawn Starnes (Lowder New Homes representative).

Sara introduced the 2024 minutes. Asked if there were any corrections/comments. There were none. Approval of 2024 minutes.

Sara introduced the year end 2024 budget, the 2024/2025 budget comparison and the 2025 budget. Discussed Revenue portion of budget and mentioned the money market interest we made off the newer reserve fund which we started with \$100K last year and added \$25k this month.

Asked for corrections/comments/questions.

- **Phil Rawls (9425 Crescent Lodge Drive):** The amount budgeted for dues for 2025 less?
Sara: There was a mistake last year. We had played around with increasing the dues (internally), but did not move forward. However, the form last year was not corrected after trying out a few different calculations related to increasing the budget. We are not planning on increasing dues at this time either. However, with everything going on revolving around cost-of-living increases, there will be a time when that is needed.
Phil: The number of homes with unpaid dues?
Sara: Year to year it's about \$50k unpaid. Which is not a specific number of homes but an average over the last 4 years. After 1 year of being delinquent, they get turned over to collections. We choose not to apply interest or late fees, but neighborhood could choose to do that in the future.
Amanda: We send multiple letters and have conversations before turning over to collections; we switched attorneys this year and this person is making a harder effort at collections.
Sara: 15-20 people owe a significant part of the delinquent dues
- **Dan Farricker (9454 Crescent Lodge Drive):** What are the variances in expenses?
Sara: Budget vs. actual. When you see a number in parentheses, we were under budget. We had an increase in insurance, security, postage, and depreciation (when we buy certain things they go into a depreciation line item). Landscaping looked over but the contract pricing was on budget. However, we had other landscaping needs this year that fell under this category. Utilities were over by \$2k, but as soon as we realized the increases we located an issue we addressed it.
Dan: Why does it seem that we underspend under the entrance portion of the budget?
Sara: That's where we put our budget for bridge repairs. We did not have any needs last year. The street light budget needs to stay high due to them getting hit. Although we did not have as many get hit in 2024. We also include irrigation repairs in that number.

Approval of the 2024 and 2025 budgets.

II. Neighborhood Development and HOA Turnover

Snapshot of the end of 2024: 855 homes. Will have 885 homes at completion. We closed 27 houses last year and our goal is to close 21 this year. Which will mean only a few to build in 2026.

Cleaned up the emergency access easement between Woodland Creek and Abbingdon. Reminder that the Town required us to create this easement to give emergency vehicles a quicker way to get out of the neighborhood, if needed. A Knox lock will be placed on it (a lock that only emergency services will have access to use). This easement will only be utilized in emergency situations.

- **Jurgen Kropp (9315 Crescent Lodge Circle):** Why can't we just leave the road open?

Sara: It was never set up for that. The neighborhood was always planned to have only 1 entrance/exit. We currently have had issues with kids on golf carts and other vehicles cutting across adjoining yards, which has caused damage.

- **Patricia Weary (9892 Bluestone Circle):** I live next to this easement. Humans and dogs have been going through her yard, and I have been having to pay for extra yard maintenance due to these issues.

Sara: We have discussed assisting her with shrubs or a fence. Will follow up with Patricia.

It will always be gravel, but we have added cross ties to keep it clean, and there will be sodded to finish up certain areas. We want minimal maintenance for the area.

Sara: A few items we had budgeted for and that we will pull the trigger on this year:

A. The Bridge. We have tried different things in the past to address the surface. Over the last couple of years, on two separate occasions, we placed sand on the bridge to assist with ice storms. This caused extra wear and tear. We were anticipating it would be 1-3 years before having to replace the surface boards, but the extra wear has sped up our timeline. We have decided to replace the wood decking this year. We are updating pricing with the bridge company, York. Two years ago, they priced out two different board options. \$60k-70k on the low end, \$90k-100k on the high end. It all depends on the wood used. Pine, or IPE (has grooves, helps with anti-slip). This project will happen within the year, and we will be taking future storms and adding sand into consideration.

B. Kiddie pool; issues over the last couple of years with settling causing a crack. It's not dangerous. The ultimate fix would be \$40k. We will be choosing a less expensive option to get us through this year, maybe even 2 years costing approximately \$15k.

- **Julie Livingston (9021 Black Cherry Trail):** What is the lifetime of the products?

Sara: Not sure, but that will be taken into consideration.

Julie: Sometimes it's better to spend more money now.

Sara: We agree. We will be looking at all aspects of the products available.

- **John Wanschek (9132 Helena Drive):** How old are the current boards on the bridge?

Sara: Think the decking has been replaced at least once since we started development in Woodland Cree. There were previous issues with slipping. An asphalt membrane was put installed several years back, but it did not work. We removed that a couple of years ago and have now had natural wear and tear which we hoped would allow for a few years before needing to replace.

Amanda: We can send out an email to the neighborhood regarding what we choose for the surface boards and let people know the expectation of life expectancy.

Sara: Turnover: with the number of houses that are left, per our Bylaws, the Class D Membership termination date is at the end of this year (the Developer falls under a Class D Membership). Other factors that decide the turnover; subsidy and being self-sustaining. Woodland Creek no longer has a

subsidy to pay back and has been self-sustaining for longer than a year. Therefore, the turnover will happen in conjunction with the Class D termination date.

We currently have 5 board members, but the current board may adjust the amount from 5 to 7. Sometime this year we will bring 2 residents onto the board and allow them time to start getting an idea of the processes for running an HOA. Then, before the end of year/within 120 days of the Class D termination date we will have a special meeting (or at the next HOA meeting) to accept nominations, vote, and then announce the new Board.

- **Dale Mapp (9497 Gunnison Drive):** Is an HOA management company an option?

Sara: Yes, but there will still be a need for a board.

John Wanschek: Would there be a vote for whether we use a management company?

Sara: The new board will decide or call a special meeting to decide (depending on the by-laws and voting power).

We have turned over 2 HOAs in the past, one of which went with management company, the other did not. There are benefits to either. But management companies can help with a lot of factors, such as finances, ARC, violations, etc.

III. **Guest Speaker Judge Love**

The Probate Office can assist in an HOA Board election if needed.

-Probate Court newsletter, distributed monthly electronically, that everyone is encouraged to sign up for.

-The Atlanta Highway office will be having to relocate the east office as Faulkner purchased that shopping center (they are needing to be out by the end of the year). In the process of looking for a new location. Going to be moving much further east. The East office is currently the busiest office. They are at least looking for a temporary location so that they are not "offline" for too long.

-Looking at having kiosks at the Publix grocery stores. Initially for tag renewal. Atlanta has been doing this in Kroger's.

-Mayor Stone requested more services out in this area (Pike Road), so they are investigating options.

-Discussed the approaching deadline for needing Star ID, May 2, 2025. It came about in 2005. Law passed to require more secure form of id. (STAR = Secure Trusted and Reliable.) If you do not have one you will not be able to fly domestically and you may also experience some issues with getting into federal buildings. ALEA is the only entity in Alabama that can issue them, but if you already have one the probate offices can renew.

Can go to any ALEA offices anywhere in the state of Alabama: do not have to specifically go to one in Montgomery County. You can check on the ALEA website to ensure you bring the correct documentation with you.

-Announcing the open application period for County's summer intern program; junior/seniors in high school through college. Can work in different departments. Application period: April 1-April 25. The County has its own personnel department now, so go to the county's website to apply; www.Mc-ala.org 6-week program, first week of June-2nd week of July. 25 hours a week, \$10 an hour.

August 25th: municipal election. Candidates qualify in June.

-Contact information: JCLOVE@mc-ala.org, office 334-832-1309, cell 334-315-4210

Question from the audience: Are tag prices ever coming down?

Judge Love: Depends on a lot of factors; supply chain shortages, certain models of cars have become more valuable on the used car market, etc. Tag prices are reflective of that (percentage of the value of the vehicle). You can challenge this before the Board of Equalization. However, you would have to challenge it every year. There is a formal appeal, then you go before them in a hearing.

IV. Open Discussion

- **Joyce Guthrie (9164 Crescent Lodge Drive):** There are extra utility boxes on the sides of my yard.
Amanda: Will investigate.
- **Erin Collier (9612 Dakota Drive):** What are pod reps?
Amanda: Representatives of the homeowners in each pod of the neighborhood. Although I welcome homeowners come directly to me with questions or concerns, sometimes pod reps are a nice go between.
Erin: Also, I am concerned about a recent FB comment regarding a 911 call where fire trucks had to reroute due to parking on both sides of the street.
Amanda: Yes, parking is an ongoing issue in the neighborhood that we try and combat.
John Wanschek: Isn't there a 24-hour limit?
Amanda: Yes and no. There is great confusion over the rule. The covenant allows temporary parking for no more than 24 hours. Temporary parking means every now and then. The covenants clearly state that parking should be done in garages and on driveways. Every now and then, if parking on the street happens, it should be for no more than 24 hours. That means it should NOT be utilized every day.
- **Dale Mapp (9497 Gunnison Drive):** The asphalt at the entrance seems to be separating; will something be done about that?
Amanda: Explained the process of laying the final wearing surface; developer puts down final and then 1 year after; then turned over to the city. Amanda will reach out to the Town of Pike Road.
- **Phil Rawls (9425 Crescent Lodge Drive):** What is the update regarding short term rentals?
Amanda: We have been doing research with a couple different attorneys to ensure any changes made are done according to the Bylaws.
- **John Wanschek (9132 Helena Drive):** Why isn't the rain gage across from the lodge on weather underground page any longer? They publish the rain gauge data.
Amanda: Will have to investigate.

Meeting adjourned at 6:20pm.