

MEETING MINUTES

8/21/25

Constitution Park

Board Attendance:

Josee Sternberg, Joe Murray, Peter Casey, Michelle Balaun, Alyssa Zamora

The meeting started at 6:30

OVERVIEW

The HOA meeting covered several key points. The minutes from the last meeting were approved. The board discussed the resignation of Vice President Matt Bode and the appointment of Alyssa Zamora as a new board member.

The treasurer reported no outstanding accounts, with \$20,940.69 in the checking account and \$41,880.36 in savings. The board approved the new community rules document, effective September 15, 2025. Also discussed was the process for issuing fines.

The irrigation system was updated to city water, and a wet check event is scheduled for September 6th and 7th. The board also approved hiring a new attorney to replace the current one.

The community appreciated the well-maintained shrubs and properties. Suggestions for community events, like barbecues, were welcomed. The meeting emphasized the importance of community involvement and the increase in home values.

Action Items

- Mail the approved community rules document to all homeowners immediately so that the rules can be in effect for September 15, 2025.
- Recheck properties that are still non-compliant with the compliance inspection and issue notices that owners are being referred to the Fines Committee.
- Hold hearings for homeowners to dispute proposed fines, with the fining committee making final decisions.
- Depending on the results of the fine hearings, Homeowners will be invoiced within 7 days of the Fine Hearing, and fines will be due within 30 days of the invoice date.

Meeting Commencement

The meeting was called to order at 6:30 PM, and everyone was thanked for attending.

Michelle discusses the need for residents to fill out an email authorization form to receive information via email instead of postal mail.

The approval of the minutes from the last meeting was unanimous.

Board Member Updates and Financial Report

Joe thanks the board members for their hard work and announces that Vice President Matt Bode has stepped down.

Peter reports that there are no outstanding accounts and provides the current financial status: \$20,940.69 in the checking account and \$41,880.36 in the money market account. And mentions the need to discuss the budget for 2026 and suggests addressing it at the next meeting.

Michelle discusses the transition from post mail to email communication and the need to get all 70 houses to fill out the email form.

Community Rules Document and Compliance Inspections

Peter introduces the community rules document, which has been vetted by legal counsel and is ready for final approval. He explains the differences between the original document and the final version.

Camille inquires about state regulations regarding renting/leasing policies, and Joe explains the need to update the covenants to address these issues at a later date.

Peter outlines the process for finalizing the rules document and the timeline for mailing it to residents.

Irrigation and Water System Updates

Peter provides an update on the irrigation system, including the transition from battery packs to hard-wired systems and the switch to city water. And mentions the installation of a 2nd water meter and the completion of a boring project under the road for the hardwire connection.

Peter announced the upcoming wet check event to allow residents to see the sprinklers in action and report any issues.

Camille asks about the cost of city water, and Peter explains that the new meters will help track usage more accurately.

Compliance Inspection Process and Fines

Peter explains the process for addressing non-compliant residents, including rechecking properties and setting up hearings with the 3 person fining committee.

Peter outlines the fines structure, with a cap of \$100 per violation per day, with a cap of \$1000.00 per violation.

Joe and Peter discuss the importance of following state laws and the potential consequences of not doing so. And emphasizes the board's goal to avoid litigation and the hope that the threat of fines will encourage residents to comply.

New Board Member, ARB Committee, Landscape Issues

Joe introduced Alyssa Zamora as the new board member to replace Matt Bode, and the Board unanimously approved.

Peter confirms the current members of the ARB committee and mentions that Joe will be the head of the committee.

Peter discusses the leaning border wall owned by the shopping center and the potential impact on nearby properties.

Peter provides an update on the landscaping situation, including the need to mulch certain areas and address issues with weed netting, landscape lights, and the hose boxes that have become beehives.

Website and Communication Updates

Michelle discusses the new website, woodlandsdfb.com, and its features, including meeting notes, documents, and contact information. Also emphasizes the importance of filling out the email form to receive official communications via email.

The website will always be updated with the new rules document and other important information. Michelle encourages residents to report any issues with the website and to send suggestions for improvements.

Future Plans and Projects

Joe outlines the board's plans to update the covenants and discusses the need for legal advice on the process.

Peter mentions the upcoming paint conversation and the need to address the cost and mechanism for painting the community. Also explains the potential impact of the new laws on the board's ability to enforce certain rules and the need to adapt accordingly.

Joe emphasizes the importance of community input and collaboration in addressing these issues and making decisions that benefit the entire community.

Discussion on Home Exterior Paint Project

Peter highlights the necessity of consulting legal counsel regarding new laws and assessment projects. And expresses a personal preference for painting by spring, but acknowledges the need to cross several bridges first.

Michelle mentions a new paint job at The Brooks, a place across from the golf course, offering beige and white options.

Community Feedback and Appreciation

Joe opens the floor for questions, comments, and concerns.

A townhouse owner for 34 years praises the community's efforts and maintenance of shrubs and properties.

Matt Vreeland thanks Joe and the community for their efforts, noting financial hardships and the importance of community involvement.

Joe emphasizes the increased home values and the goal of creating a great place to live, encouraging community participation.

Future Community Events and Improvements

Joe invites ideas for community improvements, mentioning past conversations about street events. And expresses interest in having barbecues and other community activities.

Michelle reminds everyone about the email info@woodlandsdfb.com for community suggestions and tasks.

Meeting adjourned at 7:40 PM