

# Williamsburg in the Woods

## Home Owners Association Meeting

Meeting Date: November 14, 2023

Meeting Location: Barbs house

Kyle Thompson, Terry Aders, Craig Johnson, Barb Stader and Scott Gronotte were in attendance.

The meeting was called to order at 6:17 PM.

Prior meeting minutes were not reviewed.

Events Since last Meeting:

- a. Discussion of the actions requested at the annual meeting

Treasurers Report

1. Statements had been sent to the board on 11/11/23
2. Balances were:
  - a. Savings \$ 42,572.03
  - b. Checking \$ 1,786.74
  - c. Outstanding/Uncleared Transactions were \$ 0.00

Architectural Committee Report

1. Was not reviewed

Old Business (unfinished)

- a. Notes sent to the board (Sept 14, 2023) after Craig Talked with Otto's sales rep
  - i. They will do a 100% inspection for \$250.
  - ii. We would need to provide a list of all addresses
  - iii. They will make recommendations for each address
  - iv. That is refundable if we go with at least 50% of the fixes they recommend
  - v. They can provide prices once they know the scope of the project
  - vi. Depending on volume discounts will apply
  - vii. They do find that if a post is leaning it often may be rotting underground so they generally do not attempt to reset those posts
  - viii. A suggestion from them is that we think in terms of 7 to 12 years for the life of the posts, mailboxes are usually five years
  - ix. In regards to the quality of the mailbox
    - x. They do have an option of "powder coating" instead of just spray painting
    - xi. This adds \$25 per mailbox but also helps protect the hinges which are one of the failure points people have talked about
    - xii. This is an electrostatic method of applying a hardened paint and should protect the box for 7-10 years
    - xiii. Ours presently are spray painted which they do not believe has more than a five year life
    - xiv. Regular maintenance, like Terry does by waxing the box, is highly recommended for either paint finish
    - xv. They are still recommending a cyclical replacement plan
    - xvi. At a minimum they see neighborhoods do about a third of their boxes and posts each year
    - xvii. For our size and layout she thought just 20% might be acceptable

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- b. The board had voted through email for approving the survey from Ottos to scope out what amount of work is required
- c. The results of that survey were sent to the board on 11/14/23
  - i. It showed the following numbers (without costs)
    - 1. 20 individual mailboxes
    - 2. 16 wooden posts
    - 3. 68 complete replacements
    - 4. 40 repairs for other posts

### **New Business**

- a. The board discussed multiple options for how to proceed.
- b. The board was working under the sentiments expressed at the annual meeting to manage all aspects of the mailbox maintenance as well as replacement
- c. The board noted the suggestion from Ottos that either entire streets be done at once. This would avoid having a hodge podge of mailboxes if they were not replaced all at one time.
- d. The board also discussed the issue of neighbors who had recently replaced their mailboxes. The issue discussed was the board would have no idea who had or had not. It was not decided to not take action and see if they could find an equitable solution once it was clearer who might be impacted.
- e. A great deal of time was spent on discussing the immediate as well as ongoing costs of taking this responsibility on. Multiple scenarios were looked at, each with substantial impacts to the HOAs budget. Given that the association had in the past delayed projects until enough money had been saved over several years (even requiring savings of over \$70,00 at one point). The board decided that there would need to be a change in finances to accommodate existing requirements, the mail box program as well as possible future capital projects.
- f. The board discussed a dues increase. The challenge identified was being able to guess at where expenses were going. The possible future projects were discussed. There was agreement that we could expect street signs and the entrances to require capital work in the next ten years.
- g. There also were concerns that the lawn mowing and other expenses were likely to see substantial increase since we had not had any for several years so it was felt we were due.
- h. The board decided to see what the costs would be. Craig is to contact Ottos for new quotes.
- i. The board also approved an increase in the dues by \$25 since this needed to be decided on by the neighbors prior to the next annual meeting. The amount was determined by looking at the past cash flows of the association. Also taking into account the probable expense increases, capital projects and the unknown's about the final costs of the mailbox program.
- j. It was very clear the board would continue to operate in the most cost-efficient manners and the intent was, if the increases did not come about, the board would request a reduction in dues.
- k. The board would need to call a special meeting of the neighborhood no later than January 2024.

Motion to Adjourn at 7:45 PM