

# *Woodland Springs*

**Annual Meeting  
February 20, 2010**

## *Agenda*

- Approval of 2009 Annual Meeting Minutes
- Director Reports – 2009
- Crime Watch – Trudie Wanchow
- Website – Matt Rummel
- New Business
- Election of new Board Members
- Adjourn

## *Many "Thanks" to Volunteers*

- Board Members:
  - ◆ David Litzkow
  - ◆ Bob Spolyar
  - ◆ Lori Baldwin
  - ◆ Kim Peterson
  - ◆ Caitlin Intermill
  - ◆ Sonia Bangs
  - ◆ Bruce Snyder
  - ◆ Kevin Smith
  - ◆ John Hurlburt
- Some Others:
  - ◆ Jack Badger - Grounds
  - ◆ Trudie Wanchow (Crime Watch)
  - ◆ Matt Rummel (Website)
  - ◆ Many others with Social events

## *Lake - David Litzkow*

- Weed and Algae Control
  - ◆ Aquatic Control, Inc. controlled algae and lake weeds last year. Aquatic Control generally treats the lake bimonthly and annually for root weeds.
- Lake Security
  - ◆ We used Eagle Trident in 2009 for security.

## *Pool - Bob Spolyar*

- Professionally Managed by USA Pools
- Lifeguards are local, many are residents
- Suggestions or questions

## *Grounds (Landscape) - Sonia Bangs*

- Lawn Care: Ergon –Contract for 1 year. Have been using them for 5 years. Few complaints.
- Big project was transplanting, thinning grasses and perennials, providing more screening around pool.
- 116<sup>th</sup> St. trees pruned up. Should last 3 years.
- Lamp posts by beach: repair finished in Summer. Posts resealed by E. LaPlante
- Beach – Refreshed as needed

## *Clubhouse - Bruce Snyder*

- What's New
  - ◆ Routine Carpet Cleaning
  - ◆ Heavy-Duty Cleaning 4 times a year
  - ◆ Repaired walls and re-painted
  - ◆ Repaired gate to trash area

## *Clubhouse*

- What's Proposed
  - ◆ Repaint in the bathrooms
  - ◆ BOD to evaluate the possibility of new floor in the kitchen and bathrooms.
  - ◆ Repair sliding glass doors

## *Clubhouse - Rentals*

Clubhouse Reservation Specialist

- Mary Dugan
- Clubhouse rental hotline: 802-8805
- Clubhouse rental email:  
[reservations@woodlandspringsneighborhood.com](mailto:reservations@woodlandspringsneighborhood.com)

## *Clubhouse - Rental Fees*

**2009 – 2010**

Clubhouse rental fee: \$110  
Clubhouse & pool rental fee: \$150

Maximum 120 Attendees

Clubhouse damage deposit: \$150  
Clubhouse & Pool damage deposit: \$175

Cleaning fee: \$35 / hr

**Rental agreement is posted on the website**

# Clubhouse - Website



# Tennis - Kim Peterson

- What's New
  - ◆ Contact number for a key > 574-9153
  - ◆ Net on the West Court
- What Needs to be Done
  - ◆ Hang wind screens on the south fence
  - ◆ Replace squeegee on surface roller
  - ◆ Repair sign-up sheet weather guard
  - ◆ Surface repair – BOD to evaluate options

## *Social - Lori Baldwin*

### **2009 Events**

- Bingo Party
- Easter Egg Hunt
- *new!* End of school pizza pool party
- Garage Sale
- Lap Around The Lake
- *new!* Patriotic T-shirt decorating
- July 4th Bike Parade and Games
- Back-to-School Ice Cream Social
- Halloween Party
- Ladies Clubhouse Decorating
- *new!* Breakfast with Santa



## *Social Events 2010*

- **Easter Egg Hunt**, Sunday, March 28 at 4pm on grounds around clubhouse—Bring your own baskets
- Look for old favorites later in the year:
- New social suggestions and volunteers always welcome!
- Social director position open and ready for a fresh face!
- Check the website and look for signs announcing new or spontaneous events.

## *Treasury - Assets and Liabilities - Kevin Smith*

- Woodland Springs Residents –
  - ◆ If you would like a copy of the financial slides, please email John Hurlburt at [jhurlburt@indy.rr.com](mailto:jhurlburt@indy.rr.com) and I will send them to you.

## *Treasury Income and Expenses*

# Treasury Statement of Cash Flows

## Website - Matt Rummel



## Website - Matt Rummel



## Crime Watch - Trudie Wanchow

### WOODLAND SPRINGS CRIMEWATCH STATISTICS 2009

Year	Thefts	Burglaries	Criminal Mischief	Security Checks/ Alarms/911	Suspicious People/vehicles
1996	16	5	9	31	11
1999	12	5	15	69	12
2004	8	2	5	59	6
2005	7	0	11	43	8
2006	5	0	7	38	8
2007	6	2	13	24	12
2008	11	4	6	23	8
<b>2009</b>	<b>7</b>	<b>6</b>	<b>4</b>	<b>61</b>	<b>19</b>

**Remember**, CrimeWatch is a reactive activity. Do NOT attempt to interfere with suspicious persons or activity. Simply call the Carmel Police (non-emergency number is 571-2580). If the activity is in progress, call 911.

## *Capital Improvements*

- 2009 Projects
  - ◆ Normally target \$25k for improvements – Planned for \$15k in 2009
  - ◆ Entrance Planters – TUC Point and Power Washing
  - ◆ Pool Drain Upgrades
- Future –Potential Projects
  - ◆ Clubhouse Flooring – kitchen , bathroom, hall
  - ◆ Pool Fence
  - ◆ Entry Planters - Signs
  - ◆ Tennis Courts
  - ◆ Pool Heater
  - ◆ Bike Rack
  - ◆ Pool Pump Room
  - ◆ Commercial Grade Pool Umbrellas
- Last few years
  - ◆ Walking paths
  - ◆ Resurface Parking Lot
  - ◆ Hand Rail (clubhouse)
  - ◆ Backwash/ Drainage (Pool)
  - ◆ Pool Furniture
  - ◆ Ventilation in pump room
  - ◆ Trash Containers
  - ◆ Replaced Bridge
  - ◆ Tennis Courts

## *Other Updates*

- Newsletter / Directory
  - ◆ New format for newsletter
  - ◆ Directory should be out by now
- Articles of Incorporation / Bylaws / Covenants
  - ◆ Voting Results
  - ◆ Next Steps

## *New Business*

## *Election of New Board Members*

- 5 Board Member Positions – From Nominating Committee
  - ◆ Bruce Snyder
  - ◆ 4 others positions currently open
- Process
  - ◆ Top ones are elected to board
    - ☞ Each household can specify up to 1 unique nominees on the ballot
    - ☞ Votes to be submitted during meeting – Member's name must be on ballot
    - ☞ Votes + proxies will be tallied at end of meeting
    - ☞ Members name and address must be on ballot
  - ◆ Board of Directors then determines responsibilities

## *Assorted Notes*

- Remember to turn in your Votes