

## WOODLAND WEST HOA

July 14, 2015

5:30PM

### Old Business

- Morgan Becicka, District Administrator and Assistant Property Manager (Small Introduction)
- Brett (maintenance) is no longer with the company. If Newbury has a new maintenance person by the HOA meeting we will conduct a small introductions.
- Bed Bug and Pest Control Monday, April 13, 2015. Starts at 9 am and Pest between 12 pm – 1 pm (my guess, but I'll confirm before the next HOA meeting).
- Carpets cleaned in buildings B and C.
- Painting Walls for Building B and C?? Thoughts....
- Still working on Curtain situation. We ran into a bit of a snag, but still actively working on it. Complete, for building's B and C.
- Plumbing and Leak fixed in building C.
- C58 has sold to Newbury Living.
- C65 has a new owner and Newbury manages it.
- 26 out of 48 units are "privately owned".
- Dumpster areas have been power washed and cleaned thoroughly and will continue to be done on a monthly basis to help with the dumpster issues.
- Water Heater Replaced in building C. Total cost \$7835.10 (this will be divided by HOA 48 units).
- Jetz
- Camera Bids for Entry way buildings, dumpsters and pool (in process).

### New Business

- New maintenance personnel – will conduct a small introduction (Tony Ramos)
- Morgan Becicka, District Admin/Assistant Property Manager (Pursued a different career path, she will be missed).
- Bed Bug Inspections start at 9am Monday, July 13<sup>th</sup>, 2015 followed by Pest Control (usually starts between 12 pm – 1 pm).
- Elite Lawn Services have laid down Sod/Seed next to areas where grass didn't grow or was eroded. – Due to heavy rains we will have to conduct some more touch up work. **Will have to explore other options to get the property looking nicer from the dry dirt spots. This is a constant challenge.**
- Jetz Review Contract (Jetz making things difficult regarding contract). **Contract is signed and has been returned to the attorney to pass on. Questions were as follows: When are they going to update the machines as promised? Are they going to move a machine to Building C as requested in the past? I have emailed the Curt (attorney) to get back to me.**
- Camera discussion (Still in progress) **Has been placed on back burner until pool situation gets figured out.**
- Radon Testing **Are ground level residents wanting to conduct radon testing? It is about \$85.00 each unit if we call a contractor out.**
- Pool Updates (If any/review for persons who missed special meetings) **Still a hot topic. There have been some recent discoveries. We are still exploring options pertaining to this.**

- Gutter above Garage 11 has been scheduled **The gutter has been fixed by Patterson on 07/16/2015**
- Garage 24 has been scheduled for repair **Reliable Construction fixed the brick work at the beginning of July. This is no longer an issue.**

**Financials** **The financial department did not get me financials for the meeting. At this time they are not available. They will be ready for next meeting.**