

**Woodstream Homeowners Association  
Board of Directors Meeting, March 25, 2014.**

The Board meeting was held at the home of Board member Phil Kanzleiter, 8017 Park Lane Court, and began at 7:30 p.m. Board members in attendance were: Michael Hoover, president, Phil Kanzleiter, vice president, Liz Ogden, treasurer, Steve Kewer, ACC chairperson, Carol Robinson, director, and Keenan Smith, director. Stu Funk, director, was absent.

**Minutes:**

The Board was called to order by Mr. Hoover at 7:30 p.m. Mr. Hoover kept the minutes due the earlier resignation of the Board's secretary.

(1) The Minutes of the February 25, 2014 Board meeting were approved upon a motion by Ms. Ogden and seconded by Mr. Smith. The minutes were approved by the Board.

(2) Treasurer's Report: Ms. Ogden went over the Treasurer's Report, covering the HOA's finances through February 2014. A copy of the Treasurer's report (Profit and Loss through February 2014) is attached. Mr. Kanzleiter moved to approve the report and seconded by Mr. Kewer. The Board approved the Treasurer's Report.

The issue of unrecoverable debts due to foreclosures and bankruptcies was also discussed. Ms. Ogden agreed to draw up a resolution to remove the unrecoverable debts from the HOA's books for the Board to consider at its next meeting.

(3) ACC Report: Mr. Kewer reported on two ACC matters, a request for approval of a new roof at 7922 Bubbling Brook Circle, and a follow-up e-mail from the owners of 8306 Timber Brook regarding construction of the metal fence approved by the HOA last year at this pipe stem property. Ms. Ogden moved to accept the ACC report, seconded by Ms. Robinson. The Board approved the ACC report.

(4) President's Report: In Executive Session, the Board discussed the list of homeowners with significant debts to the HOA provided by Ms. Ogden. The Board agreed to approach the homeowners with the most significant debts to discuss payments plans with those homeowners.

(5) Old Business: The Board finalized plans for the annual HOA exterior home inspections. The inspections will be done in mid to late April with the goal of having all inspections done by the next HOA Board meeting on April 29<sup>th</sup>. Mr. Hoover will inspect Park Lane Court and Timber Brook Court; Mr. Kanzleiter and Ms. Ogden will inspect Forest Path Way; Mr. Kewer and Mr. Funk will inspect Pebble Brook Court and Bubbling Brook Court; and Ms. Robinson and Mr. Smith will inspect Running Creek Court.

(6) New Business:

(a) The Board discussed and set dates for the annual Community Cleanup (May 17<sup>th</sup>) and the annual Community Yard Sale (June 7<sup>th</sup>). A dumpster will be requested from our trash contractor for the weekend of the community cleanup.

(b) Mr. Hoover stated that the next "Trail" newsletter was complete and would be e-mailed to MJF Associates for inclusion in the next HOA dues mailing.

(c) The Board discussed the request of a homeowner on Forest Path for a second reserved parking spot to help accommodate the transportation of the family handicapped daughter. After discussing the issue, the Board concluded that it cannot assign a second reserved parking space to this one home without doing so for all homes in the townhouse section of the community. Mr. Hoover stated that he will report the Board's decision to the homeowner in question.

(d) The Board discussed Mr. Robinson's report of finding medical needles near the community playground. While stating that the needles could merely be trash improperly disposed of by a diabetic resident, Mr. Hoover stated that he would discuss the matter with the crime prevention officer at the West Springfield Police Station as a precaution.

(7) Next Meeting: The Board agreed to meet at 7:00 p.m. on Tuesday, April 29, 2014, at the home of director Carol Robinson.

(8) Adjournment: Mr. Hoover adjourned the Board meeting at 8:50 p.m.