

Woodlands South Condominium Association
Minutes of the Annual Association Meeting
October 28, 2010

UNAPPROVED

Call to Order: The meeting was called to order at 7:00 p.m.

Determination of Quorum: It was announced that a quorum had been attained. 105 units were represented in person or by proxy, 67 units were needed to achieve the quorum.

Introductions: The current Board Members were introduced, being Dawn Dekker, President, Dave Guyot, Vice President, Dave Pitcock, Secretary, Bob Lipmyer, Treasurer and Phil Katz, Director. New co-owners Tom & Cindy Stroup, Maria Lyzen and Larry Carroll introduced themselves. Herriman & Association, Inc. representatives, Ms. Helene Haratsaris, Community Association Manager, Mrs. Amanda Harris, Current Assistant and Mrs. Pat Borowski, New Assistant were introduced. Annual meeting recording secretary, Nicole Tetreau was introduced.

H. Haratsaris took a moment to thank the Board of Directors for its dedication and continued positive relationship with the community, management and one another. Their tasks are many and demanding.

Statement of Notice of Meeting: H. Haratsaris stated the first meeting notice was sent on September 30, 2010 and the second notice for the meeting was mailed on October 18, 2010.

Approval of Last Annual Meeting Minutes: Co-owner. Bunch made a motion to approve the 2009 annual meeting minutes as presented, motion seconded, unanimously approved.

Presidents Report:

Accomplishments in 2010:

- Continued painting program - Painted units 1-50 in 2010.
- Identified and continued to correct lawn deficiencies - It was a challenging year for lawns with watering restrictions mandated and enforced by Northville Township.
- Continued to identify landscaping deficiencies - Working on shrubs and plants to find out what thrives.
- Evaluate irrigation problems and alternatives
- Reviewed expenses on a monthly basis toward cost containment and expense reduction. The Board looks for every way to conserve money, while keeping the community nice.
- Continued commitment to respond to co-owner concerns.
- Continued enhanced pond care program
 - Vegetation trimming - Required per Township maintenance agreement
 - Continue natural pond treatments
 - Remove debris
 - Clean and restore outlet filters
 - Sweep Streets - To keep debris out of catch basins and keep ponds cleaner

Snow Removal Specifications:

- 1-½ inches cumulative depth before any snow will be removed
- Vehicles to be in garage if possible. Snow will not be removed from driveways with parked

cars and they will not return to remove snow if a car was in the way. The streets should be clear of all vehicles.

- Ice melt for porches or spot treatments will be supplied upon request, please contact Herriman & Associates, Inc.

Open Issues: Commitment to continued repair and maintenance of concrete. Identified concerns such as, lintels and continuing lawn issues.

Future Goals - Looking Ahead:

- Continued fiscal responsibility
- Maintain and improve community standards and appearance
- Resolve construction issues
- Maintain a strong sense of community

Volunteer Committees: The Board encourages all co-owners to get involved with the community and have many volunteer committees to choose from. You can obtain a sign up form from Herriman & Associates, Inc.

- Architectural Control - Make sure modifications are done properly
- Communications
- Finance
- Landscaping - entrances, flowers, Christmas decorations
- Social - Not currently running, needs more volunteers
- Tree Planting - Ensure things are planted in the correct areas

Communication Channels: There are several ways to communicate with Herriman & Associates, Inc., including telephone, fax, e-mail, the postal service and the website, www.herriman.net. You may also access the Associations website at www.woodlandssouth.com.

Financial Report: H. Haratsaris reported the various internal controls in place in regards to the Associations financials and reviewed current standing.

Litigation: Status was reviewed. Resolution will provide for future identified reserve item components, invested with like reserve funds to mitigate tax liabilities. There will also be repairs done by Pulte as identified by Association Representatives. Letters will be mailed to all co-owners as soon as details are finalized.

Acknowledgments:

- Committee Members
- The many co-owners who opened their homes and otherwise participated in, and made arrangements for the litigation inspections.
- All of the co-owners who contribute of themselves each day to make our community such a nice place to live.

Inspectors of Election:

Nadine Fabi, unit 97 and Yvonne Katharopoulos, unit10.

Election: There are two (2) open positions for election. The terms of office are two years. The following individuals are seeking election to the Board of Directors: Phil Katz and Michael Parkinson. As there were no further nominations from the floor, a motion to close nominations and accept the nominees by proclamation was made by Co-owner Berberian, motion seconded; unanimously approved.

Congratulations to Phil Katz and Michael Parkinson for election to the Board of Directors. Special thanks to Director Dave Guyot who is retiring from the Board, having given many years of dedicated service to the community.

Unfinished Business: There is no unfinished business at this time.

New Business: There is no new business at this time.

Door Prizes: Door prizes were provided by Herriman & Associates, Inc., Greenlawn Landscape and Fausone Bohn LLP.

Open Discussion:

- A co-owner asked about reducing the road salt at the intersections and the entryway. It was explained that it needs to be done that way for safety reasons.
- A co-owner asked about several trees that died at the pond. Pulte did not remove guide wires on some and the filters in the pond were plugged by tree roots from others. The Board is currently working on bids to have the dead trees removed.
- A co-owner asked about cost saving measures that the Association has taken given the economy. The Association has cut back on fall and Christmas decorations. They are researching a well system for better watering and are alternating years for placement of mulch. The Board is very budget conscious.
- A co-owner commented that the porch lights and coach lights look inconsistent. In response, there has been nothing replaced and the coach lights are consistent. The fixtures used in the last two years have been discontinued and a new fixture that matches was selected by the Board. They may look a bit different due to weathering of the fixtures.
- It was asked if co-owners could please put lids on their trash bins to help cut down on litter throughout the community.
- A co-owner mentioned that leveling on their driveway did not happen when they were told it would. The Board asked that co-owners please call Herriman & Associates, Inc. about issues of this nature. H. Haratsaris mentioned that if a co-owner calls and does not hear back within one week to please call management again.
- A co-owner directory is being put together by a co-owner volunteer. Please contact Herriman & Associates, Inc. for a form that you can fill out to be included in the directory.
- A co-owner mentioned that many would like post lights, but the cost on them is too steep. It was explained that it had to be this way for consistency, but co-owners may find some savings in using their own contractor for installation. This can be done by submitting a Modification Request Form to management.
- It was stated by a co-owner that they felt the Association should have to pay the insurance deductible for Pulte deficiencies that cause damages. In response, this was voted on by co-owners at a prior Town Hall Meeting and the co-owners voted not to have the

- Association pay the deductibles. There will be another Town Hall Meeting in February.
- Arlene Baylerian shared that her Cape Cod unit is very hot in the upper level in the summer and cold in the winter, is this typical? The answer is yes, some co-owners have found that floor A/C unit's help in the summer.
 - of any issues. If there is not an issue, the co-owner will be told immediately.
 - Unit 123 has a deferred maintenance request in for brick repair, should they re-submit it? The brick and mortar is considered regular maintenance and will be done as needed.
 - Unit 18 is concerned with problems with the root cause being lack of backfill around the foundation of the units that cause basement leaks. In response is that this is caused by normal settlement. If you have a leak, report it to management, however, there have been very few basement leaks reported.
 - Unit 115 suggested that somebody from the city explain the water restrictions at the next Town Hall. They also commented that the landscapers tore up lawns with equipment and did not do a good job with repair; if possible can the landscapers attend as well. In response the Board is aware of these concerns and are looking to address and make some changes.

Adjournment: There being no further business, Co-owner Yoder made a motion to adjourn the meeting at 9:10 p.m., motion seconded; unanimously approved.

Respectfully Submitted,

Nicole L. Tetreau
Recording Secretary

Approved On:

Dawn Dekker, President Date

Philip Katz, Secretary Date