

THE WOODLANDS ASSOCIATION

BOARD OF DIRECTORS MEETING

FEB 8TH, 2021

Board Members Present: Doug Leclair, Gary Christianson, Lars Anderson, Brian Lowerr, Monte Moore, Ike Edwards

Board Members Not Present: Mike Lang, Larry Kilmore, Rosemary Sparks

Also Present: Darnell Williams, Susan Kissinger, Chris hunt, Jerry Mayhew

Not Present:

Meeting Call to Order: 7:08 pm by Board President Doug Leclair

Board Nominee

Richard Brown- Homeowner, 15 years

Monte Moore on board for 1 year

Brian Lowerr 3 years on board

Val Swenson Represented by husband William Pulkinen: Landlord since 1981

William Pulkinen- Owner for 15 years

Shaniqua Williams- Homeowner

Staff Reports:

Milwaukee Police Dept. District 4: Officer spoke about car thefts, vehicle entries, car jacking on rise. Answered questions. Officer encouraged residents to call to provide police with information on community happenings.

Team Management

Darnell-Provided a capital projects list like parking lot re-pavements, roof, gutters, siding and foundations. Also talked about procedures manual. Darnell answered questions about foundation, and fee increase.

Darnell-Security Report: Darnell spoke about monthly meetings between our security here and the police. Darnell encouraged residents to report crime all crime.

Doug- Talked about fee increase and how it can improve the community. Also detailed out goals for 2021. Doug encourages residents to report bad behavior so it can be addressed.

Hunt management:

Chris- She detailed the 2021 budget. Also went over the fee increase of 3% from the last year the fee is now \$224.34. Insurance fees \$29.50.

2021 Operation Summary

Agricultural Control Committee

- Meetings Bi-monthly
- Purpose
 - Help assist board and office
 - Vendor selection

Lawn/ Landscaping

- Common area
 - Vendor and staff
- Fenced in area
 - Owner Responsibility

Snow Removal

- Parking Lots
 - Vendor & Staff responsibility
 - Daily ground cleanup in winter months
- Shared walk & stoop area
 - Owner responsibility
- Around vehicles
 - Owner responsibility
- Street
 - City responsibility
 - Call (414)286-2489 if you see or have issue on the street.

Plumbing

- Back- Ups
 - Owner Call office, if experiencing issues.

Trash

- Daily large item pick-up
 - Daily ground cleanup in summer months

Parking Lots

- THEWOODLANSCONDOS.NET
- Street parking
 - <https://city.milwaukee.gov/Parking/ParkingTowing>
- By permit only parking stickers
 - Permits expire at the end of each year
- 98011- Paid overnight parking

Security/ Police

- Routine meetings with Police
 - Non-emergency Police (414)933-4444
 - <https://city.milwaukee.gov/police/districts/District-4>
- Cameras installed in all parking lots

Pest Control

- Mice
 - Call office if you are experiencing issues.
 - Exterior bating (Bait Stations)
- Roaches
 - Call office if you are experiencing issues

Rule & Regulation Focus

- Parking
 - Continues monitor of correct parking permits Rules & Regulations Section IV.O.
- Outside wires
 - Wires on building exterior cut. Rules & Regulations Section IV. B.
- Fences
 - Continues monitoring of fences, in accordance with Rules & Regulations Section IV.E.
- Maintenance & Architectural Control
 - Rules & Regulations Section IV. A-R
 - Spring focus to maintain curb appeals
 - Agricultural Control Committee support

Capital Improvement 2021 Summary

Parking Lots

- Budget
 - \$100,000
- Spent
 - \$7,717 Pothole Patching
 - \$8,500 seal in few lots
 - \$55,670 repave lot 4
 - \$71,341.00 total
 - Move \$10,000 to Cameras reserve.

Foundations

- Budget
 - \$100,000
- Spent
 - \$105,400
- Forecast
 - \$94,400 work
 - \$11,000 plumbing

8836-A N. 95th St.	Excavate both sides
8853-F	Excavate
8871-A N. Swan	Excavate front only
9011-G 95th	Excavate
8853-B	Excavate
8853-D	Excavate
9050-F	Excavate
8836-B	Excavate
8853-G	Excavate
8836-H	Excavate both sides
8827-H N. 95th St	Stoop
8827-K N. 95th St	Stoop
8859-D	Stoop
8859-E	Stoop
8866-B	Stoop
8866-G	Stoop
8867-J	Stoop
8883-A N. Swan	Stoop

Roofs and Gutters

- Budget
 - \$100,000
- Spent
 - \$92,000
 - 8847 Front Gutter
 - 9030 Front Gutter
 - 9261 Allyn Front
 - 9071 95th. Front
 - 9050 95th. Front
 - 8847 95th Front
 - 8921 91st Front
 - Move \$8,000 to landscaping

The Woodlands Condominium Homeowners Association Inc.

2021-2022 Budget

Attached is the Approved 2022 Budget for The Woodlands Condominium.

This budget reflects a 3% increase in the Association fees. This enables us to keep up with the rising costs of goods and services along with the maintenance and repairs needed.

This year we have increased the Capital Reserve contributions to \$500,000. This is important as we look forward to replacements that are going to be needed down the road.

The board along with management will continue to work towards what is best for the association as a whole.

Thank you.

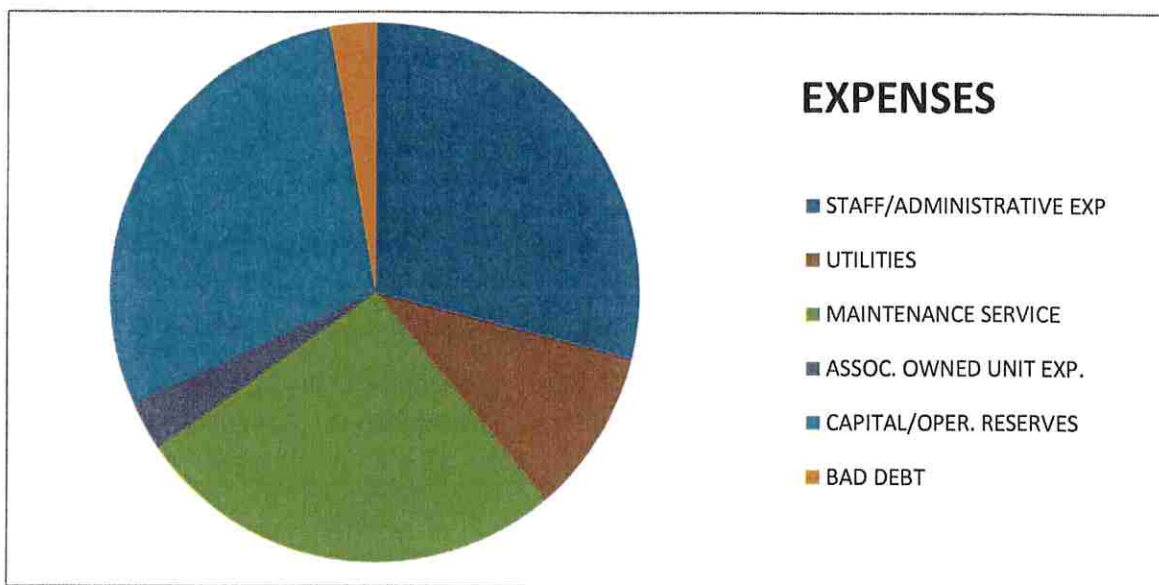
Christine S Hunt

**THE WOODLANDS CONDOMINIUM HOMEOWNERS ASSOCIATION, INC.
2022 BUDGET**

DESCRIPTION	2021 BUDGET	PROJECTED 12/31/2021	2022 BUDGET
INCOME			
ASSOCIATION FEES	1,554,440	1,531,722	1,601,073
PAST DUE INTEREST	20,000	26,641	22,000
COLLECTION COSTS	45,000	56,848	60,000
MISCELLANEOUS	33,560	20,077	32,250
UNIT SALES,RENTS,LAND CONTRACT	57,000	92,134	52,000
TOTAL INCOME	1,710,000	1,727,422	1,767,323
OTHER INCOME:			
INTEREST	4,000	1,001	1,000
CAPITAL RESERVE CONTR.	300,000	267,006	300,000
INSURANCE INCOME	0	173,359	0
OPERATING RESERVE CONTR.	0	0	0
TOTAL INCOME	2,014,000	2,168,788	2,068,323
EXPENSES			
STAFF/ADMINISTRATIVE EXP.			
STAFF	225,000	171,246	218,000
TEMP. HELP	60,000	66,687	60,000
CONTRACTED MGT EXPENSES	193,394	159,295	200,000
ADMINISTRATIVE/OFFICE EXP	43,506	39,588	32,500
TAXES-INCOME/PERS. PROP.	600	87	600
TOTAL ADMINISTRATIVE EXP.	522,500	436,903	511,100
UTILITIES			
W&S/GAS/ELECTRIC	163,000	168,530	176,500
TOTAL UTILITIES	163,000	168,530	176,500
MAINTENANCE SERVICE			
MAINT/REPAIRS/SUPPLIES	232,000	282,906	284,723
GROUNDS	158,000	182,182	180,000
SECURITY	190,000	167,576	0
TOTAL MAINT/REPAIRS	580,000	632,664	464,723
ASSOC. OWNED UNIT EXP.			
ASSOC. OWNED UNIT EXP.-OPERATI	6,500	1,819	1,000
ASSOC. OWNED UNIT EXP.	57,000	99,061	52,000
TOTAL ASSOC. UNIT EXP.	63,500	100,880	53,000
RESERVES, INSURANCE & BAD DEBT			
BAD DEBT EXPENSE (1)	50,000	0	50,000
OPERATING RESERVE	12,000	12,000	12,000
CAPITAL RESERVE	319,000	319,000	500,000
RESERVE STUDY UPDATE	0	0	0
INSURANCE PREMIUMS	0	182,372	0
INSURANCE CLAIMS	0	0	0
TOTAL RESERVES, INSURANCE & BA	381,000	513,372	562,000
TOTAL OPERATING EXPENSES	1,710,000	1,852,349	1,767,323
CAPITAL IMPROVEMENTS	319,000	267,006	500,000

**THE WOODLANDS CONDOMINIUM HOMEOWNERS ASSOCIATION, INC.
2022 BUDGET**

EXPENSES	
STAFF/ADMINISTRATIVE EXP	511,100
UTILITIES	176,500
MAINTENANCE SERVICE	464,723
ASSOC. OWNED UNIT EXP.	53,000
CAPITAL/OPER. RESERVES	512,000
BAD DEBT	50,000
TOTAL EXPENSES	1,767,323



ASSET BALANCES	12/31/2021	12/31/2020	12/31/2019
OPERATING CHECKING	293,946	252,334	167,360
UNIT CHECKING	63,940	70,897	65,552
OPERATING RESERVE	122,239	110,125	104,751
CAPITAL RESERVES	705,831	570,441	573,852
INSURANCE CHECKING	57,955	52,029	54,413

THE WOODLANDS ANNUAL MEETING

Lawyer Report

Voting Rights Suspended: 72 (12.5%)

Quorum: 51 votes cast in person or by proxy

Collections continue to improve. The Woodlands' strategy with collections continues to be to reverse the culture of owners treating The Woodlands as a low priority of payment. In this end, collection is being pursued against owners at a progressively lower rate of delinquency.

This year 72 (12.5%) owners were delinquent in payment of condominium fees as of January 31, 2022, and these owners' voting rights are suspended. This represents an all-time low in delinquency and nearly one-half the delinquency in 2009 when 135 owners were delinquent. Collection will ensue for those owners whose accounts remain seriously delinquent.

The Woodlands has sold most of the units it owns. It still owns three units, two of which are part of the rent-to-own program and one of which is under land contract. The value of units has improved significantly. Most units that have gone to Sheriff's Sale are now selling to third-party bidders instead of reverting to The Woodlands because the bid is close to, and sometimes in excess of, what is owed to The Woodlands. For example, a recent Sheriff's Sale unit in serious need of repair resulted in a third-party bid of \$25,000. Recent conventional sales have been substantially higher. The last unit The Woodlands sold went for \$45,000 and another owner sold a rehabbed unit for \$85,000.

With the substantial increase in the value of units, the probability of collection of delinquent accounts improves as there is increased equity unit owners want to preserve.

We continue to work to collect delinquent fees and reduce the delinquency so that money the association needs for association expenses is available.

To Members: by signing this form, you will be (1) providing important contact information to be used in case of emergency and (2) saving the association printing and mailing costs by agreeing to accept email notices instead of mailed notices for items that would otherwise be provided by mail (those specifically named below). It is up to you to notify the association whenever your email address changes, and to settle with other owners of your unit or lot on one email address for communications related to your property.

Please complete the information below (PLEASE PRINT CLEARLY):

Homeowner Name(s): _____

Email Address: _____

Mailing Address: _____

Property Address: _____

Telephone: Day: _____

Telephone: Eve: _____

If home is rented, also provide the tenant contact information:

Tenant Name(s) _____

Email Address : _____

Mailing Address: _____

Property Address: _____

Telephone: Day: _____

Telephone: Eve: _____

CONSENT TO RECEIVE DOCUMENTS AND NOTICES VIA EMAIL:

Please be informed that:

1. It is up to you to settle with other owners (if any) of your Unit/Lot on one email address for communications related to your property, although you are entitled to have mailed notices go to a secondary mailing address.
2. You have the right to request that the documents also be transmitted in paper or other non-electronic form if you wish (see below); and
3. The consent applies to all of the items listed on page 2; **AND**
4. The items will be sent to the Owner/Member indicated above.

I, the undersigned owner, request that: _____ [ASSOCIATION NAME] is to provide notices of the items listed below via email as an alternative to mailed notices (all numbered references are to the Civil Code).

Additionally, if I have checked this blank, I wish to opt out of having my/our name and address and contact information listed on the Membership list that is open to inspection by owners.

I certify that I am an owner of the lot or unit described below and that all owners of the property at the address listed below have authorized me to provide this written consent to use the following email address for communications on behalf of any owners collectively.

That email address is: _____
[TYPE OR PRINT EMAIL ADDRESS CLEARLY PLEASE]

This consent shall remain in effect until revoked in writing. I understand that my signature must be authentic and I may either return this signed document to the association by mail or hand delivery or may affix an authenticated digital signature to it and return it by email as a PDF file.

Dated: _____
[Owner Signature]

Printed Name: _____

Property Address: _____

City/State/Zip: _____

THE FOLLOWING DOCUMENTS MAY BE SENT TO YOU VIA EMAIL: (Upon Receiving Consent)

- ALL ANNUAL DISCLOSURE NOTICES

2021 Board Accomplishments

- Removal of dead trees and stumped grinding to improve safety
- Visitor parking to improve livability
- Sold all association owned units
- Camera installation
- Wires off buildings to improve beautification of site
- Fence uniformity to improve beautification of site
- Mice baiting to reduce mice on site
- Foundations repaired- 11 excavated and 8 stoops raised
- Repaved parking lot to improve beautification of site
- Roofs repaired- 5 roofs replaced and 2 large gutters
- Weed control on all pavement to improve beautification of
- Removed damaged playset to improve beautification of site and safety
- Siding repairs to improve beautification of site.
- NO parking signs for better views when exiting parking lots

Future Board Projects (some)

- Speed bumps on 95th Street
- Ongoing Pruning Trees and bushes to avoid clogged gutters and animals on buildings
- Parking lot repairs
- Lighting