

THE WOODLANDS CONDOMINIUM ASSOCIATION ANNUAL MEETING
MONDAY, FEBRUARY 12TH, 2018

Board Members Present: Doug LeClair, Mike Lang, Brian Lowerr, Gary Christianson, Sherriela King, Rosemary Sparks, Lars Anderson

Board Members Not Present: James Harrell, Larry

Also Present: Darnell Williams, Dana Smith, Towanda Buford, Neva Hill, Jerry Mayhew (attorney)

Call to Order: 6:36 PM

Motion to Approve Minutes: Mike Lang; Rosemary Sparks 2nd; Approved

Motion to Approve Agenda: Brian Lowerr; Rosemary Sparks 2nd; Approved

Board Nominated Slate: James Harrell, Rosemary Sparks, Brian Lowerr

Milwaukee Police Department: Officer Tracy Geniesse: Cary: There are still vehicle thefts and the violent crime is down. Squads come through when they have time, from 4-12 there will be regular patrolling. There will not be a police station near the woodlands because there is not enough police to staff it. Tenant concerns with the patrolling of the Woodlands specifically.

Community Coordinator – Neva Hill: Main highlight last year was the playground and that was built and the children helped. Have many different classes that they will be offering such as English as a second language. There will be classes during the summer as well.

Alderwoman Lewis: UNOS wants to partner with the Woodlands. It does not get the resources that it should. They brought in Fatherhood, Crossroads Church, Smile, etc. to provide for the area. Center for Veterans was discussed as another entity to provide assistance to the district. There is a lot of land that can be utilized for farming, creating jobs and food for the district. She is directing the job search of companies in the district to the people of the district. The new library will open this spring on Mill Road. New restaurants and stores are coming to the area.

TEAM Management Report: Dana was introduced as a new property manager. 2017 capital improvements were referenced. Owner brought up concern about the new parking rules. These rules were suggested by the police and are to prevent theft issues. Owners and residents feel as if their

concerns are not being addressed by the office, such as snow, roofs, gutters, and other maintenance issues. If there is an issue it should be reported to the office; if not addressed they should do an owners presentation at the monthly meeting. Office has had a turnover in staff and is working on developing new, efficient procedures to solve these issues. TEAM is currently looking into providing the tenants and owners with a program to streamline reports and Dana will be making sure that these complaints will be addressed by TEAM Management. 2017 and 2018 budget was discussed.

Legal Report – Jerry Mayhew: 82 voting units have been suspended, which is the lowest he has ever seen. This shows progress in the collection efforts. Will continue to push owners and residents to pay rent and condo fees, will be working with the city to find a way to get these paid. A question arose about helping the homeless situation in the area with vacant units; however this is not within the power of the association.

Security Report: Need to continue to call the police about police matters and security about association issues to increase calls for service and strengthen the Woodlands presence on the MPD radar. Concerns about loitering were raised and that was deemed a Woodlands security issue and should be reported.

Goals for 2017: Re-establish an architectural control committee of owners to walk the association and addressing architectural issues. Community Center project has been started and should be breaking ground in September 2018. Concerns about speed bumps on 95th were raised and Alderwoman Lewis mentioned the city would address this issue.

Election Results:

James: 247

Rosemary: 249

Brian: 247

Adjourn: 8:09 PM