The Woodlands Condominium Association Annual Meeting

Monday, February 11th, 2019

**Board Members Present:** Larry Kilmer, Rosemary Sparks, Doug LeClair, Mike Lang, Lars Anderson & Gary Christianson

**Board Members Not Present:** James Harrell, Brian Lowerr

**Also Present:** Darnell Williams, Marcus Troutman, Tawanda Buford, Susan Kissinger, Chris Hunt

**Also not Present:** Neva Hill (Resource Center Coordinator), Jerry Mayhew (Attorney)

**Call to Order:** 6:30 PM

**Motion to Approve Minutes:** Bill Pulkinen; Sherrelia King 2nd; Approved

**Motion to Approve Agenda:** Sherrelia King; Bill Pulkinen 2nd; Approved

**2019 Board Nominated Slate:** Mike Lang, Doug LeClair & Larry Kilmer. There were 2 other individuals (Bill Pulkinen and Ike Edwards) that would like to run for a board seat.

**Milwaukee Police Department:** Officer Tracy Geniesse provided statistics pulled from the last 30 days with the most recent burglary at 8859-B N. Swan and a suspect is in custody for that crime. There are still vehicle thefts and it is suggested that residents don’t leave your vehicles running unattended. Over the last 2 years (mainly during the summer) it has been very busy here at the Woodlands with it been 2 homicides. The #1 crime in the district 4 area is aggravated assault (w/60% being domestic violence related crime). Information was given as to who to call about domestic violence issues along with calling the police. Darnell mention there is a monthly crime stat meeting for the district is held on Tuesdays or Thursdays at the police academy on Vliet Street. Please refer to website for more information.

**Community Coordinator – Neva Hill:** Has not in attendance but provided the center’s calendar of events for 2019.

**TEAM Management Report:**  Office staff; Darnell Williams (Property Supervisor), Marcus (New onsite Property Manager) and Tawanda. Darnell’s main role is to oversee the office, capital improvements and working with vendors. Marcus and Tawanda roles are to oversee the day to day functions of the office (ex: like parking, violations, complaints, fines etc.) Capital improvement report for (parking lots, foundation, roofs/gutters, exterior and landscaping) was given as to what has been done and spent for repairs for 2018. The Architectural Committee was re-establish to better evaluate the responsibility of owners and of the HOA for the up keep of the buildings. A report was given of the buildings in Oak Court on 95th Street. There were a couple Dana will be making sure that these complaints will be addressed by TEAM Management.

**Hunt Management – Chris Hunt:** The HOA 2019 budget report was given and the condominium fees went up 3% as of January 1st, 2019. This allows management to keep things running smoothly while putting into capital reserve. Expense is up on maintenance repairs but everything remains consistent with the past 3 years.

**Legal Report – Jerry Mayhew:** Was not in attendance but is grateful for working with the HOA and works close with Chris to manage the collection process.

**Security Report:** Just to reiterate what the MPD said please report and criminal activates to the police. The Woodlands do contract with a security company and also work close with the towing company to get the individuals that don’t live here out. It was brought up about getting better temporary parking for guest. Darnell mention that as long as it’s done in advance that residents would be able to get temporary parking for their guest.

**Goals for 2018 – a look back:**

1. Continue to fine tune the Woodlands operation to ensure procedural consistency and enforcement of the rules & regulations
2. Continue to invest in the safety of the HOA owners and residents
3. Re-establishment of the Architectural Control Committee
4. Facilitate the development of a new community center/office/maintenance shop (Is currently on hold)
5. Develop a Facilities Usage Policy to work with Resource center and community partners to better serve the HOA

**Goals for 2019:**

1. Continue to fine tune the Woodlands operation to ensure procedural consistency and enforcement of the rules & regulations
2. Continue to invest in the safety of the HOA owners and residents
3. Architectural Control Committee established in 2018 to go lot by lot to bring buildings/grounds up to date
4. Continue to save for the development of the new community center/office/maintenance shop - Develop a Facilities Usage Policy to work with Resource center and community partners to better serve the HOA

The floor was open for questions

There is still a vacant board seat open for a 1 year term that will be appointed at the March Board Meeting.

**Election Results:**

**Larry: 137 Doug: 155 Mike: 155 Bill: 86 Ike: 27**

Meeting Adjourn: 7:30pm