

Meeting of the Woodland Hills HOA Board

February 1, 2023

College Station Fire House #5 at 1601 William D Fitch,
College Station, TX 77845

Minutes

Call to Order

1.) Roll Call

HOA Board Members present: Justin Boenigk, Steve Christian, Kerry Graff, Jamie Prejean, Vanessa Ferguson. Jack Gressett and Tiffany from Association Services Management Company were also present.

2.) Update on annual assessment payments

Treasurer gave update on 2023 assessments received as of 02/01/2023.

2.A.) A Homeowner requests that we remind all homeowners to pick up their pet waste and dispose of it properly. Homeowner also requested that the Board ask all homeowners to bring in their bird feeders at night to decrease rat/mouse activity.

Discussion. Association Services Management Co will remind homeowners about pet waste pickup and disposal in next appropriate neighborhood-wide mailout.

Homeowner complaint about ducks at 303 Woodland Springs Drive.

Discussion. Association Services will contact the City of College Station in regards to City Ordinances about ducks and if homeowner applied for a permit. Depending on the information obtained, Association Services will ask City of College Station to handle or, in the alternative, Association Services will send a violation letter with the pertinent CCR info (see below).

Muni Code defines "Fowl or poultry means chickens, turkeys, geese, ducks, pigeons, quail, pheasant, and peacocks or similarly feathered domesticated members of the Aves class but excluding exotic birds, falcons and hawks." Woodland Hills HOA CCRs Section 9.05 states "No...livestock or poultry shall be ...kept on any Lot..."

3.) Unfinished Business:

Landscaping at front

Discussion. Wait until Spring to see if all trees in median and on sides of Woodland Hills Blvd. leaf out. Remove aged out roses on both sides of Woodland Hills Blvd. and replace with stone border and river and bull rock mixture.

Homeowner Violations

Discussion. Association Services will send a letter by certified mail and regular USPS mail to homeowner at 305 Woodland Springs Drive regarding upkeep/maintenance and landscape violations. The letter will indicate the time period that the HOA Board approved to correct the violations and submit an ARC landscape approval request.

Discussion. Association Services will provide a weekly list of all violations by email to HOA Board Members. This list is for Board information only and will not delay the mailing of violation notices.

4.) New Business:

- @ 6:45 pm Homeowner at 304 Stone Chase Court has questions for the HOA Board
Association Services will send letter to Homeowner addressing his concerns and thanking him for his time and sharing his concerns.

5.) Reassess homeowner complaint about playscape located at 306 Stone Cove Court due to additional information.

Association Services to contact homeowner and discuss lowering playscape to height of fence. Further discussion needed by HOA Board on play equipment platforms potentially negating privacy fences.

Confirmed with the homeowner at 306 Stone Cove Court only four (4) ARC project requests were submitted (not 7).

306 Stone Cove Court ARC request for retroactive shed approval. Association Services to provide last 3 ARC shed approval requests to review requirements and stipulations.

Minimal discussion on general guidelines for play equipment. Need to re-visit to finalize guidelines.

Association Services will compile a list of all homeowners with play equipment in their front, side, or backyard. Backyard play equipment will only be included if it can be seen from any street. List will include type(s) of play equipment, location of item(s), and if ARC approval was requested and approval status.

6.) Did not address this topic. Out of time.

7.) Did not address this topic. Out of time.

Adjourn