

Meeting of the Woodland Hills HOA Board

Wednesday, August 30, 2023
College Station Fire House #5 at 1601 William D Fitch,
College Station, TX 77845

Minutes

Call to Order

1.) Roll Call

Meeting called to order at 6:12pm. HOA Board Members present: Justin Boenigk, Kerry Graff, Steve Christian, Vanessa Ferguson. Jamie Prejean was not present. Tiffany York with Association Services Management Company was present.

2.) Quick, New Business:

Quick discussion on if/when to have the Annual HOA Garage Sale. Possible dates are Saturday, October 14, 2023, or Saturday, November 4, 2023. More discussion is needed.

3.) Unfinished / Ongoing Business:

Discussion of landscape violations at 305 Woodland Springs Drive again. Multiple violations spanning multiple years (starting in 2019 or 2020). At our July 12, 2023, Board Meeting, it was voted and unanimously decided to reach out to the Homeowner to ask the Homeowner to meet with the Board in person. The Management Company sent the Homeowner 2 emails, tagged IMPORTANT, and 2 cards by USPS. The Homeowner never responded to the Management Company at all. The Homeowner responded to Justin Boenigk. Homeowner Ricky Villanueva at 305 Woodland Springs, met with the HOA Board at 6:35pm for approximately 20 minutes about the landscape/lawn/ ARC violations. It was agreed by all HOA Board Members present and the Homeowner that by or before October 1, 2023, a front flower bed, with border and plants and soil/mulch would be installed and irrigation times would be adjusted to keep the lawn more alive. We suggested the website <https://bvwatersmart.tamu.edu/> to assist with irrigation run times. Since the property is vacant and the Homeowner mentioned AirBnb and VRBO, we also discussed that no short-term rentals were allowed in the subdivision under Woodland Hills Estates CCRs and Bylaws.

Went through list of “open” items that Board Members accepted last meeting.

Steve Christian – gave update on cutting down and removing the 2 dead Bradford Pear Trees that had been in the HOA-maintained median. He planted sod after tree removal and the sod is doing as well as can be expected with the extreme heat. Steve also adjusted the sprinklers that were over spraying and hitting the HOA maintained fence along Willima Fitch and along Woodland Hills Blvd. HOA Board Member Steve Christian will get a bid on painting the faded fence panels from the irrigation over spray. Steve will get three bids on the landscape project for the HOA in October from landscape contractors.

Justin Boenigk – update on playscape issue at 306 Stone Cove Court.

Vanessa Ferguson – turned in the ARC issues to the Management Company that were discussed at the July 12, 2023, Board Meeting to include replacement fences, fences built with unapproved materials (pine), unapproved solar screens, etc. Association Services sent notices to the Homeowners along with a copy of the ARC form to complete and has not received any responses. Board Member Vanessa Ferguson also contacted the family at 313 Woodland Springs about painting the right-side garage door and trim to match existing trim. The Homeowner’s family has taken care of the painting.

No update was given on the garage door paint color at 4414 Woodland Ridge. It was decided that Association Services would mail a letter inquiring about the garage paint color.

Ongoing Homeowner Violations

Further discussion of complaints about playscape located at 306 Stone Cove Court. The HOA Board decided to ask the Management Company to send a letter to the Homeowner, asking the status of the approved ARC request to install an 8-foot fence along the entire backyard. Based on that information, the playscape situation might be resolved or in the alternative, will allow the HOA attorney to handle the matter.

Did not have time to discuss again: At our February meeting, we voted and approved the removal of the aged-out roses on both sides of Woodland Hills Blvd. and to replace them with stone border and river and bull rock mixture. As of today, this has not been done.

The ground cover on both sides of Woodland Hills Blvd. is basically dead due to the extreme temperature swings in the Fall/Winter of 2022.

We continue to have high irrigation repair bills due to the age of the system and the extreme temperatures.

As of Tuesday, August 22, 2023, the City of College Station initiated Stage 1 Water Restrictions – Defined Irrigation Schedule. We may water 2 times a week on set days. No watering allowed between 10am – 6pm.

Next HOA Board Meeting is scheduled for Wednesday, September 6, 2023, starting at 6:00pm at College Station Fire House No 5, located at 1601 William D. Fitch.

Adjourn

Meeting adjourned at 7:43pm.