

## Woodmen Pointe Home Owners Association

The new Board of Directors held its first meeting on February 12th, 2008. Next meeting is March 11<sup>th</sup> at Fire Station #20 at Rangewood and Dublin at 6:00 PM.

The new Officers and their respective positions are:

POSITION CONTACT	OFFICE HOLDER	TERM	EMAIL
President	Rodger Oetjen	Sep 2009	raoetjen@hotmail.com
VP	Bruce Brian	Sep 2009	brucevbrian@yahoo.com
Secretary	Todd Gripentrog	Sep 2008	griptr@yahoo.com
Treasurer	John Cyboron	Sep 2009	cyboron@peaktrial.com
At Large	Scotty Glaze	Sep 2008	scottyclaze@msn.com

Initial objectives were discussed and are listed below. Additional objectives will be added as the Board continues to meet with and receive input from homeowners.

1. Review current / future financial obligations to include capital improvement projects. Aggressively pursue Lennar's completion of its obligatory infrastructure requirements. Determine whether dues can be reduced, and if so, by how much.
2. Review Haley Realty's performance as Management Company and decide whether to terminate its contract. If a new Management Company is deemed necessary, competitive interviews with local firms will be conducted. At a minimum, the Board intends to provide strict oversight so that accurate and error free information is disseminated, homeowners receive courteous and prompt responses to phone calls / EMAILS, and an up-to-date user friendly website is available. This is not a complete set of requirements, but rather a work in progress.
3. Rewrite the governing documents to provide clarity, comply with State and Federal law, eliminate unnecessary or outdated content, and facilitate a better balance of power between the Board and homeowners.
4. Schedule monthly meetings at 6:00 PM on a regular day of the month; initially at the Rangewood Fire Station. We have the community

meeting room reserved for March 11<sup>th</sup> and May 13<sup>th</sup> 2008. We do not have a location for the April Meeting yet. Learn and use Roberts Rules of Order to conduct meetings in an organized, efficient, and controlled manner.

5. Establish a protocol for handling complaints / requests, and provide an initial response to the complainant / requestor within 48 hours if received during the business week.
6. Contact potential violators by courtesy telephone call or EMAIL in an attempt to expeditiously resolve problems. Develop a non-threatening inquiry form letter to be used when contact is not possible or corrective action has not been initiated as agreed upon between the homeowner and Board.
7. Develop a protocol for evaluation of any potential CC&R violation, and regardless whether the Board substantiates a violation, invite the homeowner to appear at HOA/Board meetings to discuss / resolve the situation.
8. Appoint interested homeowners to serve on Committees where sufficient community interest exists. Please let us know if you are interested in serving on a Covenant, Social, Newsletter, Architectural, Welcome, or any other type of Committee.
9. Select a new HOA attorney who is local and can attend both Annual and occasional Board meetings.
10. Communicate regularly with homeowners. Publish meeting minutes and periodic newsletters. Obtain homeowner EMAIL addresses to facilitate information flow in a timely and inexpensive manner.
11. Coordinate with the City regarding snow removal and sanding of the streets.
12. Have the Community vote on whether or not to add two more Board positions. This would increase Board size from five to seven Members.

The new Board is totally committed to representing the interests of the majority of homeowners. In that regard, we welcome all constructive feedback and input. We also encourage your participation on potential HOA Committees and attendance at any of our meetings.