



The Woodlands of Franklin Homeowner's Association, Inc.

Minutes of The Woodlands of Franklin HOA Annual Meeting – March 1, 2016

President Robert Fischer called the meeting to order.

Total attendance was 9.

Nominations were taken for President and Treasurer. Robert Fisher and Maricruz Talavera-Pettis were elected for a two year term ending in March 2018. Election for new Vice President will be held at the next Annual Meeting March 2017.

Maricruz gave the treasurer's report which included an update on the current bank balances and the 2015 expenses. They were not significantly different from the 2014 expenses. The budget for 2016 contains no significant changes in spending except for additional lawn mowing (Area 3) behind the houses on Woodland and Xavier.

Discussion took place regarding uncollected dues. As of today 60 owners have paid the 2016 dues. 24 owners had not paid. Six (6) owners were more than 1 year past due. Consensus was to impose the late fee once annual dues are not paid by the due date. As a courtesy the HOA will waive an owner's first late fee after that the late fee will impose and collected.

Sean and David Linz will work together to identify mailboxes that are in poor repair. A letter will be sent to the owner explaining where they can get parts to fix or ask if they was the Board to make the repairs for a fee.

Bob and David Linz will work together to assist Abu fix the issue he is having with the retention pond behind his home.

The bylaws will be reviewed to see if anything needs to be updated or changed.

The meeting was adjourned.