

Annual Meeting 10/5/2020 - Resident Questions with Answers

Jennifer Molyneaux and Jack Hamilton
4848 Mockingbird Lane

1. What is the status of foreclosures on units in arrears for HOA fines?
There are no foreclosures in progress at this time.
2. Units that are empty or for sale?
Note: Currently empty units will not be approved as rentals and must be owner occupied. The master deed states that any rental has to be approved by the board.
4853 Quail Run is empty. It has been a rental in the past.
4858 Quail Hollow (Courtney Thomas) was sold for \$118,000. It is currently under renovation by the new owner.
4860 Quail Run (Susan Sullivan) is empty and will be put up for sale.
4863 Woodview (Debbie Byrd) sold and we have a new resident.
3. Neighborhood Watch resident decals and visitor hang tags?
We purchased resident decals and guest hang tags. Jack Hamilton and Jennifer Molyneaux have volunteered to take over the Neighborhood Watch.
4. Status of Pressure washing:
Since this meeting, pressure washing has been completed.
5. What is the status of community wide fence staining?
It is part of the 3 year Revitalization plan. Some residents have already stained their own fences. The stain is available at PPG 4213 Lebanon Pike, Hermitage. The color is solid stain "Cedar".
6. When will the next roofs be put on?
UPDATE: Since this meeting roofs have been put on 4836, 4837, 4838 and 4839 Club Drive and 4846, 4847, 4848, 4849, 4850 and 4851 Mockingbird Lane. We have 4 units remaining and 42 garages.

Will & Valerie Nelson
4855 Quail Run

1. Can we let that man take down the top half of the chain length fence for the cost of the chain link itself?
Years ago there was a community vote to not spend any further money on the tennis court area. We will need a community majority vote to change this status. We can discuss this further in the future.

Niqui Cunha
4809 Quail Hollow

1. When will the improvement items outlined start?
The gable vents have been painted, and some of us have already stained our own fences. Roofing is our top priority until it is complete. To save money, we will do some of the revitalization work ourselves, and will be asking for volunteers as we begin projects.

Cloyce Tow
4852 Quail Run

1. Pressure Washing
Since this meeting, pressure washing has been completed.

Malinda Monast
4819 Quail Hollow

1. Status of my job at the clubhouse.

The board voted to continue Malinda's services at the clubhouse through the off season in addition to pool season.

Embry

4867 Woodview Drive

1. Access Road

We have patched the road in the past and using our own time and expense. We contacted the Wilson Co Road Commission, the Davidson County Road Commission and our councilman for this area. We obtained 2 quotes last year. One was \$28,000 and the other was \$30,000. Three contractors didn't even show up to quote. We have considered patching at a decreased cost but all of this is temporary. Our biggest hurdle is that Beacon Hill will not assist in the cost. John sat and checked cars leaving Beacon Hill and 14 out of 20 took Woodside Drive. We have approached Beacon Hill numerous times with and they are not willing to share the expense. If we take the expense solely on ourselves, it will break us financially over time.

Recently, the wooded property on both sides of Woodside drive was purchased. The owner is interested in developing the property. If he does, he will have to bring the road up to code.

Sandy Freeman

4833 Quail Hollow

1. Gutter repair and cleaning

Gutters were cleaned as needed when power washing was done. If your gutters were not cleaned, submit an email request to the woodlake email address or Contact Us form (no login required) on the website.

2. Tree Trimming

We are scheduling trimming trees in the Common Areas for the fall and spring. Trees inside the limited common area of a unit are the owner's responsibility.

3. Lawn mowing and trimming inconstant

We are on our 3rd lawn service. Green Pastures did not rebid when it was time for contract renewal due to constant complaints while they were working. The next company quit for the same reason. We are trying to stay with this company in hopes that we can keep them for a while.

If lawn service at your unit is missed, please submit the online work order to http://bit.ly/woodlake_workorder (does not require login). You may also send an email to woodlake.condo.residents@gmail.com or submit the "Contact Us" form on the website <https://woodlakehoa.net> (No login required for the "Contact Us" form. to allow us to address the issue with the lawn care company. Please do not interrupt them while they are working.

4. Main road maintenance and repair

We have patched the road in the past and using our own time and expense. We contacted the Wilson Co Road Commission, the Davidson County Road Commission and our councilman for this area. We obtained 2 quotes last year. One was \$28,000 and the other was \$30,000. Three contractors didn't even show up to quote. We have considered patching at a decreased cost but all of this is temporary. Our biggest hurdle is that Beacon Hill will not assist in the cost. John sat and checked cars leaving Beacon Hill and 14 out of 20 took Woodside Drive. We have approached Beacon Hill numerous

times with and they are not willing to share the expense. If we take the expense solely on ourselves, it will break us financially over time.

Recently, the wooded property on both sides of Woodside drive was purchased. The owner is interested in developing the property. If he does, he will have to bring the road up to code.

5. Which board members are vacated:
The open seats for this year were John Carden, Mike Marcus, and a seat that was vacant.
6. What is the status of FHA Financing of condos? Please don't allow this.
We have no plans to pursue FHA Financing
7. Are we able to obtain a large dumpster one weekend for throwing away large items?
John will contact our garbage vendor to get information and cost. We will plan to have one available in the spring
8. Fines should be implemented for dog waste in our yards which aren't picked up by owner.
We agree but have no way to police this or prove whose dog it was. If you have a suggestion, please let us know.
9. Parking in front of condo garages should be fined. There are a few people who do this consistently.
*Please report parking violations via our email, website or online work order form. Reported repeat offenders will be fined.
We agree that some people abuse this rule. We also find that some people who park in front of a garage when visiting a resident, have trouble walking from a visitor spot to the condo they are visiting. We need more internal parking and would like to see us focus on this vs. maintaining a road for everyone to use. It is a violation, but we hate to punish people that literally cannot get around very well.*
10. What has been done regarding members who have large amounts of unpaid HOA dues?
We inherited some large delinquencies. Only one remains on a property that we expect to be sold in the near future. When owners are delinquent on their HOA dues, they are notified multiple times, then a lien is placed on their property. If no arrangements are made to pay the delinquency, it is turned over to our attorney. If the delinquency is not satisfied, the HOA will foreclose on the property for monies owed.
11. Financials unobtainable on Website:
Financials are up to date, posted and accessible on the website.

Carolyn Dodds
4807
615-754-6252

1. Who is in charge of arranging for service repairs/requests to be completed?
For service repairs/requests submit an email to the woodlake email or the website Contact Form (does not require login.)
2. My garage door is not bent from the sinking of the building, the siding replaced by the handyman last winter is splitting and curling up.
This is the first we have heard about this, we will need to have a meeting with you, Jamie, Moe and the Board at the same time to understand the problem.
3. The May monthly newsletter, states: This is the insurance to require the shell of the unit in case of a catastrophic loss. Please always make sure that you have your personal insurance in place to cover the inside walls, cabinets, etc in these incidents. The hazard insurance has always covered the rebuilding of the unit to the original condition it was sold

including inside walls, cabinets, etc. and the homeowner is responsible for any upgrades they installed. Please correct this in writing to avoid any confusion for new homeowners or any in the future.

The hazard insurance includes the rebuild of a unit to contractor's grade (Bare Basics) which includes interior walls. It does not include any upgrades. This information will be posted in the next Newsletter.

4. Beautification of the condos begins with the completions of the repairs that are needed on each unit and repaving of Quail Hollow Drive. This street is truly an eyesore, hard to walk on and uncomfortable to drive on. The condition of the street degrades the entire complex. Siding that is hanging loose from the buildings and garage doors that are caving in are unsightly and could be dangerous.

The repair of all internal Woodlake Roads is part of the 3 year revitalization plan. The garage doors are the responsibility of each owner and we're not aware of any that are caving in. For service repairs/requests, residents should submit an email to the woodlake email or submit the website Contact Form (does not require login.)

5. Any change in the color scheme at Woodlake needs to be done by a majority vote of approval of all the homeowners. (I would love to change the sick looking brown doors and trim, but this would be up to the majority of the homeowners. I have not seen any light posts or mailboxes that need to be painted. Some mail boxes need to be replaced. Many need to be cleaned. Some of the post for the mailboxes need to be replaced or at least reset firmly in the ground.

Part of the 3-year revitalization plan includes painting the light post, mailboxes, mailbox post, street sign post and to have the unit numbers on the garages upgraded. We also plan to stain the exterior of all fences with the solid stain "Cedar" in color. We consulted with an Architect Designer at Lendlease Americas (Home Developer). We gave them samples of our Woodlake Beige siding, the Woodlake Brown trim and the new Brownwood Roofing Shingle. They recommended "Cedar" for the fences because it will not show dirt and will blend well with the 3 current Woodlake Colors. The solid stain and Cedar color will last much longer than a transparent stain which has been used in the past. Please remember that we live at Woodlake and want to make the community look better. Our goal is to increase Woodlake's Value! The decisions we make as a Board are for the betterment of the community, and this is why we sought out the guidance from a professional home-neighborhood designer.

6. Staining the privacy fences only on the outside would look terrible if there is much difference in the color of the stain and the natural color of the fences on the inside. A mahogany or redwood stain on the outside and a natural color on the inside would be pathetic. Looking like someone forgot to finish the job or ran out of money to finish. Different people obviously have different taste. Any staining of the fences should have approval of the majority of the homeowners. One resident wanted to paint the light post and door trim green, another wanted each unit painted a different color, etc.

Answer: As mentioned in the response to #5, we sought out a professional architect designer who designs homes and neighborhoods for a living and her recommendation is "Cedar" for the outside of the fence. If you stain something different on the inside of your fence, or if you leave it to go naturally grey, you will be the only one to see the inside. It will not be visible from the road.

7. Cable vents: we have 2 styles, one looks like rotting wood slats, the other appears to be a metal mesh looking sheet, not sure of the terminology. Why waste money painting the wood slats that will have to be painted again in the future. Instead replace the cable vents with slats to the other style so that all match.

Response: You mention Cable Vents but I think you are talking about the Gable Vents. The Gable Vents are not rotted, it looks like it from the road but that is just peeling from the old paint. There are 2 Gable Vents on Quail Hollow that the slats have come loose but the screen behind the slats are solid so no creature can get in the attic. We will repair the slats and continue to paint them with a NEW paint that was used by NASA on the space shuttle. It has elasticity built into the paint giving it profound durability and should last us many years. Not all units on Quail Hollow were painted due to wasp nests embedded in the gable so we sprayed them with a wasp spray and will continue to finish in the month of October.

8. The developers of Woodlake who also owned the adjoining property, (I believe Ben Merrit) cleared the land behind the units on Quail Hollow beyond the property line and planted grass there for the beautification of the complex. This was beautiful until the past approx 8-10 years when grass cutters decided to leave a strip uncut across the back each week, adding another strip the next week, which allowed the weeds to grow, eventually becoming brush. Who would want to live with brush growing close to their deck and unit. The grass cutters need to be told that this area needs to be cut and maintained as it previously was. The areas between the end of Woodview Drive and Quail Run are an example of how much better it looks to keep this mowed and free of brush

Response: Our property line ends several feet behind the deck on 4800 so we only cut up to our property line; however, the lawncare team has been cutting to the tree line. We are going to confirm the boundary lines with the Property Accessors-Register of Deeds Office. The property behind us is now owned by Kenneth Thompson Sr.

9. According to the financial balance sheet: Accounts Payable

a. Who are we paying \$150 a month to?

Answer:

b. 3070 General Office Expenses 2,522.40 to whom for what

Answer:

c. 3060 Professional Fees General Journal 2/18/20 reimb for legal exp. Freda -84.00 Bill 04/24/20 inv 29015 James A Rothberg and Assoc. Continental casualty co...\$11+0.00 Bill 5-5-20 inv 014440759 Jon D Curtis Attorney at...recording cost of \$51.00

Answer:

d. Bill 5/18/20 inv 14440754 Jon D Curtis, Attorney at Sullivan \$90.00

Answer:

e. Total 3060 Professional Fees \$3247.00

Answer:

- f. Just curious Check 3-6-20 1151 Thomas, Brenda K reimb for parking permit 148.45

Answer: This is for parking permits Brenda bought for the community Neighborhood Watch program. The program was dropped by the residents who were running it. We are looking for another resident to volunteer to head the program. Are you interested?

Election of Board Members: Three homeowners who are not related to anyone on the Board of running for the Board need to count the votes. I have been a counter in the past and will be glad to do so again. We need two more people so three are counting together. Believe me, sometimes others question the count so it is good to have the three people agree to the totals.

Answer: Ballots were being counted by Cloyce Tow, Bobbie Cummings and Pastor James Blair.

Connie Calvert-Weil
4865 Woodview

1. I am not requesting a meeting time. How is your meeting going to be any less germ-laden than an actual meeting of homeowners in masks, placed at a 6-foot distance? You are going to sanitize the Clubhouse between the leaving of one person and prior to the arrival of the next? Right?

Response: Yes, the door knobs and seating areas will be sanitized between visits. The health and safety of Woodlake residents is our highest priority.

2. Which disinterested parties have been selected to count the votes? Homeowners are entitled to know prior to election. This should not be done by the Board of Directors.

Response: The vote counters were Pastor James Blair, Cloyce Tow and Rita Sommers.

3. The meeting with homeowners (Aug. 4 & 5th) is scheduled after the election of new Board Members (9/30/20). So the meeting is going to be with newly elected Board, correct? Traditionally, new Board Members are seated on the date they are elected which is 9/30/2020 per your schedule.

Response: Correct. Those newly elected will be Board members as of the date of the election.