



**WOODLAND RUN  
HOMEOWNER'S ASSOCIATION**

**ANNUAL MEETING**

**OCTOBER 26, 2004, 7:30 - 9:00 PM**

**GLOUCESTER COUNTY LIBRARY, ROOM B**

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**MEETING MINUTES**

1. The meeting was called to order by Vice-President Richard Thomas (President Sam Jones was absent) at 7:40 P.M. The following members of the Woodland Run Homeowner's Association (WRHA) were present:

Janet Barber	Lou Manzo
Linda Boyle	Bernadette Meiskey
Denise Boyle Church	Michael Meiskey
William Lamb	Tom Sanders
Maryann LaSalle	Richard & Emily Thomas
Peter LaSalle	

In addition, proxy ballots for issues to be voted upon had been supplied by the following households:

Barber	Lamb
Barker	LaSalle
Boyle	Manzo
Camp	Meiskey
Church	Reichl
B. Edwards	Sanders
W. Edwards	Thomas
Gaston	St. Pierre
Jones	

2. **Call to Order:**

Richard Thomas began the meeting by introducing two new neighbors to those members present, welcoming Bernadette and Michael Meiskey to the Woodland Run community. Bernadette and Michael have purchased the home formerly owned by Jean and Phil Ridinger at 101 Ashley Court.

Richard Thomas called the meeting to order and requested a quorum count. A quorum was established by William Lamb, who reported that sufficient representation of membership was present to meet the necessary quorum requirement for voting on the business scheduled for the meeting, per the agenda.

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3. **Finance:**

Treasurer Richard Thomas presented the financial report from the past year. He explained that our finances were in reasonable condition, but that we needed to maintain our detention pond (common ground) better to keep it from getting overgrown as happened in the past years. Richard stated that a new NJDEP Law and its 5-year implementation plan for compliance would require us to meet state standards for the basin, which could be costly to meet if we do not pass the state's inspection. Our basin is operating well at present, doing what it is supposed to do. It is imperative that we maintain our basin in its current operational state to avoid a major expense in the future.

For this reason, plus the routine upkeep of the basin, we must build a reserve in our WRHA account, with a targeted amount of \$5,000 to \$7,000. That was the basis of recommending our annual assessment remain at \$100/household.

There were no further questions on the financial report.

There was no need for a motion to approve the 2005 budget, since sufficient proxy ballots approving the \$100.00 annual dues had been collected. The ballot tally of the 17 proxy ballots cast -- **16 voted in favor of** accepting the 2005 budget, **one voted against** and there were **no abstentions**. The 2005 budget passed.

4. **Election of Officers:**

Meeting Chairman Richard Thomas stated that several Board Member positions were up for election:

- President Sam Jones had announced to the board that he would be resigning from the WRHA Board due to his construction of a new home in Mantua and his pending departure from Woodland Run. The remaining year of Sam Jones' position (2002-2005) may be filled by Carolyn Uliase or as elections at the annual meeting dictate.
- Coral Reichl has stepped down from the board due to other priorities. The remaining 2 years of Coral Reichl's position (2003-2006) may be filled by Denise Boyle for the balance of her term, or as elections at the annual meeting dictate.
- Two board members' terms are due to expire at the end of 2004 and need to be filled for a 3-year period. Richard Thomas' position (2004-2007) is up for election. William Lamb's position (2004-2007) is also up for election. The two incumbents, Richard and William agreed to accept the nomination for successive three-year terms.
- Note that Tommy Sanders' position (2003-2006) will remain filled by Tommy.

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Richard asked if there were any other nominations for board members from the membership present. There were no write-ins on the proxies, and no additional nominations were received from the floor. Nominations were closed. Votes from the proxy ballots were tallied. The result is that the board will continue with Carolyn Uliase completing the 1 year remaining on the term of Sam Jones, Denise Boyle will complete the 2 years remaining on the term of Coral Reichl, and Richard Thomas and William Lamb were elected to new 3-year terms on the board.

5. **Old Business:**

**Sewer Easement Concerns -**

Richard Thomas updated the meeting attendees with a discussion about the upcoming tie-in of Carriage Homes and Cider Press developments into the Woodland Run gravity feed to the township sewer plant.

Richard stated that the tie-in had been delayed due to factors outside our control, because of property/builder issues, and title issues with Cider Press Estate's detention pond. Our easement had been signed on October 16, 2004 and settlement for our easement and legal/engineering expenses had been paid. We are waiting to receive the funds. Woodland Run will receive \$2,500 for the easement; Cider Press will receive \$5,000, and the joint legal and engineering costs incurred by our two developments have been settled by Carriage Homes' builders.

Concerns over construction: noise, trash/refuse, parking of construction equipment -- these issues and the restoration of the area within one month of completion will be watched by members of both developments. Ordinances are in place within the township to manage the construction activity within the prescribed limits and hours to preserve our developments and minimize disturbance from the construction.

**Village Business Zone (VBZ) -**

Richard Thomas urged the residents in attendance to attend the Twp Committee meeting on Monday, November 1<sup>st</sup> at 7:00 P.M. to voice their opinions on the proposed change of zoning for the current farmland parcel to VBZ. There seem to be two opposing factions for the use of the property which has already been sold to developers. One faction prefers additional residential housing, the other faction prefers the VBZ district which would allow for commercial establishments in small clusters, with a through-road between US322 and Woodland Avenue. Either use will have liabilities.

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The WRHA is not endorsing either faction; each homeowner who has an interest in the use of the farmland should speak at the Twp Committee meeting on his/her own behalf. It is anticipated that the Twp Committee will vote to create the VBZ without regard to the input received from the public. That would be in keeping with past performance.

**Waste Treatment Plant Update -**

The upgrade to the Waste Treatment Plant is now complete with a few minor intermittent problems and a few items requiring completion.

- The plant was started the first week in June, and with the exception of a few noted start-up problems, the odor issue has shown a notable improvement.
- The landscaping and vegetation has died or that was destroyed by the tree-trimmers, and some of the other work done on site has been committed to repair by the Twp Committee.

**6. New Business:**

None

**7. Adjournment:**

At 8:30 P.M., William Lamb motioned to adjourn, second by Emily Thomas, all were in favor and the meeting concluded.

Submitted: \_\_\_\_\_  
William C. Lamb – Secretary

November 1, 2004  
Date

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