



**WOODLAND RUN  
HOMEOWNER'S ASSOCIATION  
BOARD MEETING  
THURSDAY, OCTOBER 13, 2005, 7:30-9:00 PM**

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**MEETING MINUTES**

The meeting was called to order by President Richard Thomas at 7:45 P.M.

The following Board Members of the Woodland Run Homeowner's Association (WRHA) were present, establishing a quorum:

- Richard Thomas (President)
- Denise Boyle (Treasurer)
- William Lamb (Secretary)

Absent from the meeting were:

- Tom Sanders (Vice President)
- Carolyn Uliase (Member-at-Large)

**1. Purpose:**

The purpose of the meeting was to conduct the business of the WRHA prior to the annual WRHA Meeting. Agenda items were slated for:

- a) Financial review of 2004-2005 budget performance and proposal for 2005-2006 budget,
- b) Nomination of replacement board member for expiring term,
- c) Setup for Christmas Season "special event" and
- d) Discussion of community-interest developments:
  - Encroachment by a Woodland Run neighbor on the common property
  - Status of the easement for the sewer piping tie-in from Carriage Homes
  - The proposed "Village Business Zone" ordinance for property abutting Woodland Run
  - Any "other business."

**2. Proceedings:**

- A. The Treasurer distributed copies of the 2004-2005 cashflow to board members that were present, showing opening and closing balances and expenditures for the last year, and including the proposed 2005-2006 budget.

A review of the individual line items showed that WRHA remained on-budget for the year, being slightly underspent for administration expenses and maintenance & taxes on the common ground, and slightly overspent on events, which included the purchase of an additional pop-up canopy for our annual picnic and several "welcome baskets" for the new residents of Woodland Run.

A. (Continued)

Included in the 2005-2006 budget was the \$2,500.00 payment to the WRHA for Carriage Homes' easement through our community grounds (discussion to follow).

The budget was discussed; one correction was recommended related to the website. The domain name registration fee of \$45.00 is charged biennially, and not annually as thought.

In order to maintain and grow the capital fund and not allow our detention pond property to be come overgrown, the WRHA member dues are to remain at \$100 per household for 2005-2006. Invoices with stamped return envelopes to our treasurer will be mailed out in November.

A motion was made to accept the budget as amended, the motion was seconded, a vote was held and the proposed budget passed unanimously.

B. Board of trustees.

One position, that of Member-at-Large filled by Carolyn Uliase, expires at the end of 2005. Nominations were discussed by the Board. President Richard Thomas nominated Carolyn Uliase in absentia, Treasurer Denise Boyle seconded the nomination and by majority vote Carolyn will be placed on the proxy ballots for the upcoming elections at the annual meeting.

The Secretary questioned solicitation of nominations from the floor at the annual meeting, since most families have already submitted their vote by proxy. Accepting nominations from the floor will void the votes already cast and require a new ballot (for the board position only).

C. Several items of interest to the WRHA and Board were disussed.

- The encroachment upon our detention basin's fence has been resolved for the present time as a result of a letter sent to the errant property owner who was piling debris against our fence. Although the problem has been corrected, the Board will check periodically to ensure the condition does not reappear.
- Status was updated regarding the easement to Carriage Homes for crossing the Woodland Run properties:
  - The easement to Carriage Homes has been granted by WRHA.
  - Payment has been made by Carriage Homes to WRHA in the amount of \$2,500.00 for granting the easement.
  - Legal Fees have been paid by Carriage Homes.
  - The Carriage Homes sewer discharge work has not yet been started.

C. (Continued)

- No plans have been finalized for the current farm/orchard property behind the corner of US Route 322 and NJ Route 45, in the area considered for the new Village Business Zone. The ground has already been purchased by Orleans. At present, it appears the property will be used for Senior Citizen's housing and Professional offices.
- Storm damage to Woodland Avenue near the intersection of Tomlin Station Road was discussed. The road was undermined and collapsed on Saturday, October 8th, President Thomas will find out what the repair plans are from the Township Planning Board.

**3. Resolutions:**

- Dues to the WRHA will continue at \$100.00 per household for the 2005-2006 period.
- The Board nominated Carolyn Uliase to continue in her current position, with a full term to begin in 2006. Additional nominations will be taken from the floor for the vacating position. The vote will take place at the WRHA Annual Meeting.
- Proxy ballots will be sent to all residents 7 days prior to the Annual meeting.
- The Annual Meeting of the WRHA will be held on Tuesday, October 25, 2005 at the Gloucester County Library, Meeting Room B.

**ADJOURNMENT:**

At 9:00 P.M. Secretary William Lamb motioned to adjourn, motion was seconded by President Richard Thomas; all voted in favor, the motion carried and the meeting concluded.

Submitted: \_\_\_\_\_ / S /  
William C. Lamb - Secretary