



**WOODLAND RUN  
HOMEOWNER'S ASSOCIATION  
ANNUAL MEETING  
OCTOBER 25, 2005, 7:30 - 9:00 PM  
GLOUCESTER COUNTY LIBRARY, ROOM B**

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**MEETING MINUTES**

1. The meeting was called to order by President Richard Thomas at 7:35 P.M. The following members of the Woodland Run Homeowner's Association (WRHA) were present:

Janet Barber  
Linda Boyle  
Denise Boyle Church  
Kathleen Edwards  
Sharon Edwards

William Lamb  
Peter LaSalle  
Lou Manzo  
Michael Meiskey  
Dharm Patel  
Richard Thomas

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

Barber  
Boyle  
Church  
B. Edwards  
W. Edwards  
Gallagher  
Gaston  
Haldemann  
Hunter

Lamb  
LaSalle  
Manzo  
Meiskey  
Patel  
Reichl  
Sanders  
Thomas  
St. Pierre

2. **Call to Order:**

Richard Thomas began the meeting by welcoming everyone who had come and introducing new neighbors to those members present.

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:**

Denise Church presented the financial report from the past year and budget for 2006.

Richard Thomas discussed the common ground (basin) needs, and how construction codes have changed over the past years. The basin we currently have would not meet the current construction rules, and that future repair work may cost more to meet current-day standards. Our capital reserve needs to be approximately \$10,000.

Other items of interest in the financial report:

- We spent additional funds for “welcome packages” this past year due to several new families purchasing homes in Woodland Run.
- We purchased an additional canopy for our annual picnic,
- We spent funds for registration of our web domain to establish the website. Note that the renewal fee for our domain name is billed biennially (once every two years) and will not come due until late 2006, to be included in next year’s budget.

There were no further questions on the financial report.

The Board’s recommendation was to maintain our assessment at \$100.00 per household for 2006 to cover current projected expenses and continue to fund the capital reserve account.

Lou Manzo motioned to approve the budget for 2006. Sharon Edwards seconded. A total of 18 ballots had been submitted for homeowners including those present; all 18 voted **in favor of the proposed budget**, which passed unanimously.

4. **Election of Officers:**

Richard Thomas stated that only one Board Member position was up for election this year:

- Carolyn Uliase had been nominated for re-election to the board, continuing in the position which she assumed last year to fill the remaining term of Sam Jones, who resigned due to his relocation to Mantua. Her name was the only one appearing on the proxy ballots. There were no write-in votes, nor were there any nominations from the floor at the annual meeting. All votes cast (18) were **in favor of Carolyn Uliase** as a Board Member for the (2006-2009) term. Carolyn will serve an additional three-year term.

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5. **Old Business:**

a. **Common Property Encroachment:**

Richard Thomas reported that the problem created by a neighboring property to the Woodland Run development, by piling dirt up against our basin's fence, had been remedied through correspondence. The dirt has been moved clear of the fence and damage to the fence is negligible. We will continue to monitor the area to ensure the encroachment on our common ground does not resume.

b. **Sewer Easement Update:**

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. Woodland Run has received payment in the amount of \$2,500.00 for the easement granted, plus all engineering and legal fees incurred by WRHA have been paid as part of the easement settlement. Construction of the pipeline has not begun yet, and has been delayed for unspecified reasons.

c. **Village Business Zone (VBZ):**

The township boards approved changes to the Harrison Twp. Master Plan, re-designating the current agricultural use (orchard) property south and west of Routes 322 and 45 as VBZ. The rezoning is in dispute, with the property owner and the township in litigation over the rezoning, due to the loss of the owner's sale to a developer/prospective buyer based on permitted uses. It currently appears the property will be used for "seniors" housing and "professional/retail" uses. The adjacent property, which is not for sale, would prevent any through-access to Woodland Avenue.

D. **Woodland Avenue Closure/Damage:**

The October 8<sup>th</sup> culvert cave-in and excessive roadway damage near the intersection of Tomlin Station Road and Woodland Avenue have been investigated by both Harrison Township and Gloucester County. Richard Thomas reported that, after talking with the Township, the repair work is "out of the township's hands" and that the county will be responsible for repairing the roadway. To date, nothing has been done except closure of the roadway with barricades. There is no definitive time frame for the road to be reopened, but the estimated date will be "sometime in December" at the earliest.

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6. **New Business:**

a. **Common Ground:**

President Richard Thomas raised an issue; there has been “dumping” of yard waste on our common ground, and that the accumulation of waste is hampering access to the common ground for routine upkeep. The area must be cleaned up so that the property can continue to be maintained. Cleanup costs are being billed at \$25.00/hour, and we have authorized our maintenance service to proceed with the cleanup.

Dumping of yard waste is not only unlawful (township ordinances prohibit dumping) but it is costing ALL of the WRHA homeowners money for the cleanup due to the actions of someone within the development. A letter will be sent out from the Board to all homeowners reminding them that dumping on the common ground is not permitted, and that it is costing all of us to have the trash removed.

b. **Storage Shed:**

The tables and chairs WRHA uses for the annual picnic are being stored under the deck of one of WRHA’s homeowners, where they may deteriorate and they will need significant cleaning before the next use. A suggestion had been made that we consider purchase of a storage shed, which could be sited adjacent to our common ground (the common property has no level areas to accommodate such a shed) on space authorized by the homeowner where the shed would be placed. The shed could also contain the canopies belonging to the WRHA, and keys could be held by the board.

William Lamb stated that there were several issues, reasons to reject acting on the proposal, including the permanent siting of a WRHA-owned facility on someone’s private property, upkeep of the shed, intrusion onto private property to retrieve stored items and the potential for vandalism. Acquisition of a storage shed was tabled.

7. **Adjournment:**

At 8:30 P.M., William Lamb motioned to adjourn, second by Sharon Edwards, all voted in favor of adjournment and the meeting concluded.

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

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October 29, 2005  
Date

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