



**WOODLAND RUN
HOMEOWNER'S ASSOCIATION
ANNUAL MEETING
TUESDAY, OCTOBER 24, 2006, 7:30-8:30 PM
GLOUCESTER COUNTY LIBRARY**

MEETING MINUTES

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

Linda Boyle
Sharon Edwards
William Lamb **
Peter LaSalle

Lou Manzo
Michael Meiskey
Richard Thomas **
Carolyn Uliase **

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

Barber
Boyle
Cullen
Dabinett
Dare
B. Edwards
Gardner
Gaston
Haldemann

Lamb
LaSalle
Manzo
Meiskey
Pollicino
St. Pierre
Thomas
Uliase
Vanore

2. Secretary William Lamb stated that the combination of attendees/proxy ballots satisfied the quorum requirement for the annual meeting to be "official."

3. Budget:

A) The the past year's cashflow and 2006-2007 Budget was presented to the WRHA members in attendance. Copies had also been delivered to each household in advance of the meeting.

B) President Richard Thomas stated that, since the treasury had achieved the recommended \$10K reserve for potential repair work on the detention basin (common ground), that the Board had proposed lowering the annual dues to \$90 per household or the coming year. The new dues amount will cover our anticipated expenses for the next year.

** Board Members

B. (Continued) The proposed budget includes the following items discussed at the Board Meeting held earlier in October:

1. \$150 for the purchase of a more powerful solar-powered floodlamp for the sign at the Woodland Run entryway.
2. Renewal of the WRHA website domain registration for a 5-year period at \$90 rather than multiple 2-year renewals at \$45, essentially gaining a “free” year over the next 5 year period.

4. Board of trustees:

- Two vacating Board positions (expiring at the end of 2006) received no nominations by proxy, nor had any homeowners indicated a desire to serve on the board. Existing Vice President Tommie Sanders and existing Treasurer Denise Boyle both agreed to run for Board positions for an additional term. Their names had been placed on the proxy ballots.

5. Proxy votes:

A total of eighteen ballots were cast by the WRHA:

- All eighteen ballots approved adoption of the 2006-2007 budget.
- Seventeen of the 18 approved Tommie Sanders and Denise Boyle for additional three-year terms on the Board. One voter abstained voting for either candidate.

6. Old Business:

- President Richard Thomas reported that the tie-in of the forced main sewer from Cider Press Estates (Carriage Homes) has been completed and the sewer line is now functioning. When the pumping station in Cider Press is operating, flow can be heard coming into the sewer if one stands at the manhole. There appears to be NO detrimental effect from the tie-in.
- There was no picnic this year because no-one from the development was willing to take the lead while the Thomas family was occupied with higher priorities. Funds which were unspent from 2006 will be carried over into 2007 for next year’s picnic.
- A visit by “Santa Claus” is planned again for this year, however the date has yet to be determined. The scheduling must be coordinated with Harmony Fire Company. Treasurer Denise Boyle Church will be leading the effort. A cutoff age of 12 years old has been established for the handing out of candy (which the WRHA pays for). Our community includes a donation to the Harmony Fire department and funds their candy to be passed out to the youngsters of the community.

- President Richard Thomas reported on the condition of the pavement on Orchard Drive, and how in several locations it is deteriorating. Re-paving or repair has been discussed with Harrison Township. When Woodland Ave. is repaved the Township will cut out the two poorest areas of Orchard drive, strip the asphalt, remove some dirt, and place 3-4 inches of new asphalt in those areas (in front of Meiskey's and Dare's)
- President Richard Thomas reported that Woodland Avenue from Main Street to Tomlin Station Road is scheduled for repaving this fall.
- With regard to the Holtzhauer & Brick Property issues, (the parcel of acreage between Woodland Avenue and US322 parallel to Main Street) the land and its use is still in litigation between landowners and the Township of Harrison. No change in status.
- President Richard Thomas stated that traffic studies continue to be conducted and are not yet complete. The study is gathering data along the US322 corridor from the Commodore Barry Bridge to NJ Route 55. Ten of the 30 studied intersections are already at the "failure" point.

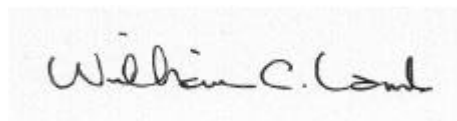
7. New Business:

None

ADJOURNMENT:

At 8:15 P.M. Carolyn Uliase motioned to adjourn, motion was seconded by William Lamb; all voted in favor, the motion carried and the meeting concluded.

Submitted:



William C. Lamb - Secretary