



**WOODLAND RUN
HOMEOWNER'S ASSOCIATION
ANNUAL MEETING
TUESDAY, OCTOBER 23, 2007, 7:30-9:00 PM**

MEETING MINUTES

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:

Richard Thomas
Denise Boyle
William Lamb
Tommie Sanders
Carolyn Uliase

Emily Thomas
Linda Boyle
Sharon Edwards
Kathleen Edwards
Lou Manzo
Michael Meiskey

In addition, proxies were received from sufficient households in the Woodland Run development that a quorum was met, per our by-laws.

Mr. Tim Mead, the Township Tax Assessor, was also present at the invitation of Richard Thomas to discuss the upcoming revaluation of township properties.

Richard Thomas introduced Mr. Mead to the WRHA members in attendance. Mr. Mead discussed the pending tax reassessments mandated by the state of New Jersey, and how over a several-year period, each community in Gloucester County (as well as other counties in NJ) would be undergoing similar revaluation activities. Harrison Twp. will be among the earlier townships to go through this process due to the tax-to-value ratio being among the lowest in the county. Mr. Mead passed out several handouts to support his presentation, several of which had been mailed to Harrison Twp. homeowners previously.

Mr Mead also stated that the revaluation was revenue-neutral; that the purpose of revaluation is not to raise taxes, but rather to ensure fairness in taxation based on everyone's property being properly assessed. Over the years between revaluations, there develops a disparity between the taxes raised on newer (more expensive) homes and the taxes paid on older homes whose values have not been re-estimated in years, placing a larger burden on the newest residents. Stated was the fact that overall, some owners would pay more in property taxes, some would pay less, and some would remain about the same.

Furthermore Mr. Mead fielded questions from the floor during a Q&A session, although this was not the purpose of this forum, and he is not at liberty to debate the process, only to describe and explain the process. As time was growing short to conduct the business of the WRHA, he concluded his presentation at 8:20 P.M.

Agenda items

1. Election of Officers:

Two board positions which expire at the end of 2007 required election of new persons, those currently filled by President Richard Thomas and Secretary William Lamb.

- a) Mssrs. Thomas and Lamb were placed on the ballot.
- b) There were no nominations of replacement board members for the expiring terms.
- c) Proxy ballots were counted.
- d) 15 ballots were counted...
R. Thomas received votes as follows: 15 yes, 0 no, 0 abstain
W. Lamb received votes as follows: 13 yes, 0 no, 2 abstain.
Mssrs. Thomas and Lamb will serve additional 3-year terms.

2. Budget:

Copies of the past year's cashflow were provided in advance to WRHA, showing opening and closing balances and expenditures for the last year, and the proposed 2007-2008 budget.

An explanation of the budget was discussed by President Thomas.

It is expected that maintenance at the common ground (basin) will increase significantly, since the individual we had hired at a very favorable rate would no longer be able to provide mowing service to Woodland Run's common area. We have requested bids for other landscape firms to tend to the basin this year, and do not expect to have rates as low as they have been. We are also projecting an increase in insurance costs for the common ground.

Proxy votes were tallied with 15 represented households voting FOR the budget as presented. Homeowner dues for 2008 are fixed at \$100/household.

3. Old Business:

- A. Repair (repaving) of Woodland Avenue from Woodland Run to Main Street is on hold, pending the replacement of sewer piping under the roadway. Repaving is scheduled for 2008.
- B. The proposed Village Business District that was to be constructed in the area bounded by Main Street, Woodland Avenue and Swedesboro Road (US 322) is on indefinite hold. The potential purchasers of the land have walked away from the acquisition discussion, leaving the plans for the Village Business District to fade away.

C. The sale of the Holzhauer farmland, which would have allowed construction of a through-street between Woodland Avenue and Swedesboro Road (US 322) has not occurred and does not appear likely. The transaction is maintaining the status quo, with no sale pending.

4. New Business:

A. Special Events

- This year's visit by "Santa Claus" in the development will be coordinated by the Dabinett family. There are currently 18 children under the age of 13 for whom the event is planned. The Santa visit includes a donation to the Harmony Fire department along with funds for candy to be passed out to the youngsters of the community.
- Rita Sanders has volunteered to resurrect "On the Run" which is our community newsletter.
- The Gardner family will be placing their home up for sale as they prepare to move to Mantua Twp;
- The fall picnic will not be held this year. A suggestion was made to move the WRHA annual picnic to the spring. The picnic needs a new chairperson, since it has been coordinated by the same individuals for years. A request for a new volunteer chairperson will be placed in the newsletter.
- A Community Yard Sale for the spring is still a possibility, depending on interest by the homeowners.

4. ADJOURNMENT:

At 8:45 P.M. Denise Boyle motioned to adjourn, motion was seconded by Tommie Sanders; all voted in favor. The motion carried and the meeting concluded.

Submitted: _____ / S /
William C. Lamb - Secretary