



**WOODLAND RUN
HOMEOWNER'S ASSOCIATION
ANNUAL MEETING
TUESDAY, OCTOBER 27, 2009, 7:30-9:00 PM**

MEETING MINUTES

The meeting was called to order by Vice-President Tommie Sanders at 7:30 P.M.

Board Members present:

- President (newly appointed) Lou Manzo
- Vice-President Tommie Sanders
- Treasurer Denise Boyle-Church
- Secretary William Lamb
- Member-at-Large Carolyn Uliase

Board Members absent:

- None

Additional Members of the Woodland Run Homeowner's Association (WRHA) present:

- Paul Weathers
- Kathleen Edwards
- Sharon Edwards
- Linda and Drew Boyle
- Maryann and Peter LaSalle
- Paul and Jennifer Mattessich

The Mattessich family, Paul and Jennifer, were introduced to the members present. Paul and Jennifer purchased the Thomas house. Paul had graciously accepted an offer to run for the board of directors.

Secretary William Lamb counted the proxy ballots. A total of 20 households in Woodland Run were represented, meeting the quorum requirements of our by-laws, which requires 30% attendance (10 households).

Mr. Paul Weathers asked if there would be additional nominations from the floor, as he expressed interest in participating on the board. Since the tally of ballots/budget approvals showed a unanimous response with all 20 proxies approving the candidates and budget as presented, it was recommended that he wait for one year when two new vacancies would be opening and express his interest at that time.

Agenda items

1. Budget:

Copies of the past year's cashflow and the proposed budget were provided in advance to WRHA, showing opening and closing balances and expenditures for the last year, and the proposed 2009-2010 budget.

Budget differences from the previous year were discussed by Treasurer Denise Boyle-Church. This coming year's budget was based again on the maintenance of our common ground (detention basin) costing less than projected, our account balance being sufficient for any potential corrective work or fencing repairs at the detention basin, funding of the annual Fire Department's "visit from Santa," and either a spring or fall picnic in 2010.

It had been recommended that dues for the coming year be lowered to \$70 per household. The Woodland Run entryway landscaping was upgraded last year by using of low-maintenance materials resulting in lowered costs for the WRHA.

2. Election of Officers:

After some discussion and agreement by Lou Manzo, the Board appointed Lou to fill in the vacancy and complete Rich Thomas' term on the board.

Two board positions will expire at the end of 2009. Names placed on the ballot were Denise Boyle-Church, who agreed to stay on, and newcomer Paul Mattessich who agreed to run for the board. No other persons had applied for board positions. Reorganization will occur after the first of the year when the board will decide who will fill which position based on desires and abilities. (Note that in past years, board members tended to "gravitate" towards specific positions that could best utilize their talents.)

3. Old Business:

A. WRHA directories were re-done by the Secretary and hand-carried along with the agenda, proxy ballots and draft budget to save on mailing costs.

4. New Business:

A. Special Events

- This year's "visit by Santa Claus" in the development will be coordinated by Kathleen Edwards and Denise Boyle-Church. The fire company still receives a donation from the development each year; this is one of the services the fire company provides in return, passing out candy to neighborhood children (which WRHA supplies).
- Re-establishment of an annual spring or fall picnic was discussed by those present. The discussion led to consensus for a fall picnic -- around the end of September, with a start time of 3:00-4:00 P.M. Members who agreed to form a committee were Paul and Jennifer Mattessich, Pat Weathers ("volunteered" by Paul), Linda Boyle, Joie Manzo ("volunteered" by Lou) and Bernadette Meiskey.

- A question was raised about the WRHA canopies, which have been M.I.A. for the last year or two. Sharon Edwards said she believed they were stored in their basement and that she'd have Bruce look for them and would report back. (Subsequent to the discussion, Sharon reported that the canopies ARE in their basement, condition undetermined.)
- Tommie Sanders stated that he still has the folding tables and chairs that we've used in the past and will make them available for a picnic again.

B. Harrison Township Mayor Lou Manzo presented several items of interest to the group:

- Village Business District. The Village Business District projected for the parcel of land between Swedesboro Road (US322) and Woodland Avenue is on an indefinite hold, with no approved plans. The corporate owners have not pursued further development and the economic climate is such that development of any major project is not likely for the near future.
- Richwood Center and potential development in that area was discussed. Lou stated that the area would undergo significant preplanning of a major parcel to make coherent best-use of the area, as opposed to erecting homes and strip mall/shopping centers typical of the usual suburban sprawl. A large shopping area (ratables) would be the desire with a limit on "big-box" type stores based on the allowable footprint size per our codes, preventing Walmart or some other large anchor store from coming in and dominating the area.
- Bypass Road plans – Lou stated the 322 bypass would begin in 2010 and be complete sometime toward the end of the year. After the US322 traffic crosses over Route 45, two lanes will narrow to a single lane until the bypass gets to Walters Road, where the next large intersection will be. Traffic lights will also be installed in town at High Street and Mullica Hill Road (but not at Woodland Avenue).
- Tomlin Station Road business center plans. Paul Weathers asked about what was going in at the Tomlin Station Commerce Center. Although construction has just begun and no buildings are occupied, there will be health-related offices and businesses there in support of a new medical center being built at the US322 and Tomlin Station Road intersection, where a traffic light is already approved for installation.

4. ADJOURNMENT:

At 8:30 P.M. William Lamb motioned to adjourn, Denise Boyle seconded; all voted in favor. The motion carried and the meeting concluded.

Submitted: _____ /S/ <original signed by>
William C. Lamb - Secretary