

Woodland Trail HOA Board
Meeting Minutes
05/27/2025

Opening:

Jorge Aguilar called the Woodland Trail HOA Board meeting to order at 19:00.

Present:

Jorge Aguilar (President)
Travis Manning (Vice President)
Josh Blake (Secretary)
Ashley Guerra (Treasurer)
Country Welbourn (Member at Large)

Absent:

N/A

Old business

- Talked about offering meetings online, currently streaming online.
- Belhaven is the physical location
- Old pool
 - Door repairs, new trash cans, furniture borrowed from new pool
- Community registry – please see a board member, email the board, contact us in some way to have your info updated if necessary
- We stopped GCM from policing the neighborhood
 - We are policing ourselves - taking feedback and addressing issues as needed
- The only social media we recognize is the Facebook page “Woodland Trail”
- Committees starting to take effect
 - Grounds, Special Projects, Special Events
- 3 strike violation policy
- Welcome packets – we plan to work jointly with Bodaford on a digital welcome packet.

New Business:

- New landscapers contracted – Coastal Landscaping
 - We were with Ghost Coast; they were not maintaining agreed upon areas,
 - Got 2 other quotes, decided on Coastal Landscaping
 - Monthly higher, but includes tree trimming and disposing debris and other miscellaneous costs that Ghost Coast did not include
 - Coastal to start June 1st
 - Will also include managing the RV lot which Ghost Coast did not do.

- Pond signs installed, “Do not feed alligators, no wading”
 - Wildlife department will not remove alligators unless they are aggressive
 - If we want to remove them with a trappers the cost is \$200 per trap set
 - Talked about children safety, show them a map, have discussion with kids
- Email is still active – officialwoodlandtrailhoa@gmail.com
- Community registry – Jorge has it, combined all records he could find, GCM, Bodafor, neighbor feedback.
- Bodafor to begin managing the community June 7, 2025
 - Ricky introduced himself
 - Happy to have us back
 - Will offer ability to pay online, each homeowner will have a portal to view ledger and pay dues. Can be paid however they want in advance, monthly, weekly, yearly, etc.
 - \$595 per year
 - Dues are due in full July 1st 2025
- Storage lot
 - Moving forward with storage lot clean up, all boats/trailers must be out of the lot by May 31,
 - Will have approximately 60 parking spaces
 - Stickers assigned per piece of equipment to help us manage
- 3 Strike Violation policy
 - 1st strike written notice – issue explained, given timeline to be corrected
 - 2nd strike(Final warning) – issue explained with timeline
 - 3rd strike is \$25 fine
 - Every violation after is another \$25
 - The purpose is to maintain standards
 - Strikes reset July 1 fiscal year
- Community Website
 - Has been created – showed it on the projection screen, scrolled through briefly
 - Woodlandtrailcommunity.com
- Erosion issues
 - Walked down issues with contractors
 - Have 2 quotes for repairs
 - Erosion issues at:
 - Old pool, Foxtail, pond behind Logging Hill
- Solicitors
 - A lot of discussions lately,
 - Have 3 signs in community that state no soliciting

- Plan to move signs to entrances
- If solicitors come to your door, please call the sheriffs office
- Quotes
 - Security cameras for pools and rv storage lot
 - Year round pool being kept open
 - Pool furniture – need furniture for 1 pool
 - Erosion quotes
 - Pond mowing quotes
 - Dragonfly has quoted, they currently manage the pond water
 - Waiting on one other companies quote
 - We want to keep the pond water management and mowing with the same company.
- Finances
 - Late dues payment plans are an option
 - Lowered HOA dues to \$595, lowered 12 cents
 - GCM finances have had hiccups, being invoiced for repairs and other work that wasn't our responsibility, for example pool tile work for \$6000, we stopped payment and told GCM we aren't paying this until explanation
 - Will close our GCM bank account after Bodaforde takes over
 - For comparison - in May we paid \$1897 for Ghost Coast's monthly cost, and additional \$2314 for pine straw. These are the kinds of extras that we had with Ghost Coast.
- Committees
 - Grounds committee
 - Sue Maxwell is grounds committee chair
 - 7 people on the team
 - They are meeting 5/28/25
 - Plan to start yard of the month
 - Community clean-up day
 - Working with Special projects to do something in the open field on the DR Horton side
 - Special events
 - Courtney Nash is events chair
 - Bailey Spurling spoke tonight
 - 1st event going on
 - Summer Bash June 7 at old pool
 - There is a link on the flyer on the Woodland Trail Facebook page for people to sign up to bring items such as cutlery or other snacks

- Raffles
 - Looking for donations from the community for raffles.
More info on the flyer.
 - There is interest in a book club
 - Planning discussions on this moving forward
 - Special projects
 - Terry Crank introduced himself
 - Terry emphasized they will protect our dollars,
 - Terry mentioned he is wanting sponsors for each project to encourage involvement so we don't get projects dropped in their lap without many details
- Questions from the community
 - What was the proposed date for the new pool opening?
 - We are in need of a copper or fiberoptic line with back up battery to pass health department inspection.
 - Jorge has spent hours on the phone talking to the phone companies, but have not been able to get someone to come install it yet.
 - After phone line, DR Horton can finish the pool install
 - When will the roads to be completed?
 - Community has not been handed over to us yet from DR Horton.
 - We will not accept the handover until the roads are paved.
 - What is the trigger to hand over the neighborhood?
 - Only thing we are waiting on is the pool.
 - We had a service tech out to install the line, but there was a discrepancy about the address and the tech was not allowed to complete the work.
 - New landscapers, will they trim trees?
 - Yes as needed, but not anything that will cause erosion
 - Guidance on boats/RV lots yet?
 - We are going to try to honor the old people who were registered with Bodaforde before. Will need to provide proof of prior registration. After this first come first serve. 1 lot and 1 boat/RV/trailer per house hold.
 - Who do I talk to and when(about securing my lot)?
 - Email the board, talk to us on facebook, talk to us in person.
 - We have stickers, layout, we just need to go through the motions of cleaning it up and assigning spots.
 - Will have response within 24hrs if you email us.
 - How will spots be marked?

- Will not be paved, we've looked at parking stumps, signs, starting with stickers and assigned spots on a map. Don't want to spend money on something until we are certain it will work.
- What is the plan for homes with too many cars or things parked in grass?
 - We have sent out warnings to some offenders, we plan to police it. We don't plan to fine at the moment for trailers until the lot issue is cleaned up.
- We have stop sign that people run through. What can we do?
 - Try to hold each other accountable.
 - We can have police at request sometimes. But that could come with other problems.
 - Do not have a solution at the moment but we will continue to discuss.
 - Communicate your ideas to us.
- At the next meeting we may vote on annual pool opening.
- We plan to utilize the website to have community voting items.
- Will Bodaford provide welcome packets or some explanation to the website?
 - The Board and Bodaford are working to have a unified welcome packet the will be distributed digitally

Adjournment:

The meeting was adjourned at 20:05 by Jorge Aguilar

Minutes Submitted By:

Josh Blake

Minutes Motioned to Approve By:

Travis Manning

Minutes Seconded By:

Country Welbourn

Minutes Approved By:

Jorge Aguilar