

June 23, 2026, Woodfield Loop HOA Board Meeting Minutes

Present: Sheryll Apte, President
Warren Devine, Vice President
Claudia Schaffner, Treasurer
Juliana Alspaugh, Secretary

Absent: Jen Boelts, Member at Large

Homeowners present: none

Sheryll called the meeting to order at 5:05pm

Claudia moved to approve the February meeting notes Warren seconded, all approved.

Treasurer's report:

We have \$12,221.94 in checking. \$15,755.38 in CD's (6 months 3.55% and 1 year 3.45%) and a money market that has \$1507.43.

Insurance has been paid.

The check to reimburse a homeowner for overpayment of dues still is outstanding. Claudia will reach out to see if they still have the check or if she should write a new one.

Items completed since last meeting:

Juliana, Warren and Sheryll walked with Bram from Treewalker to evaluate numerous tree concerns. His estimate is attached. Roger is unavailable for smaller work and tied up until later for bigger tree work.

The consensus was to set aside Item 1 alder pruning near 2508-2512, in the community space and the leaning tree behind 2427, it will not hit any dwelling. Our financial obligations are to address health and safety issues first. We can circle back to the alder tree once we have a better idea of our upcoming financial obligations after the Sound Urban Forester assesses all the trees in the common areas of the loop.

Warren, Juliana and Rob have agreed to address item 2 pruning several trees in the island saving the HOA \$1080, plus tax. The HOA will reimburse any dump fees.

Claudia forwarded a pic of a split trunk tree behind her home that appears to be failing. Treewalker will assess it and a pine tree near the island behind the big leaf maples whose top is dead, prior to signing our contract with them. He will do that on Fri. June 26 at 9:30 am.

A decision was made to have Kevin McFarland, Sound Urban Forestry, do a thorough evaluation of our trees a year earlier than our normal 3-year cycle, due to the number of tree failures we've experienced last year.

ACC requests

ACC activity:

- 3 roof applications were received and reviewed. All are completed and the committee needs to meet to do a walk by inspection and sign off on them. 2514, 2515 and 2513.
- 2525 completed their exterior paint job and the committee needs to sign off on that as well.
- The ACC email received an email from a homeowner expressing displeasure about the requirement to complete an ACC form prior to painting their home. Sheryll replied that everyone needs to do that per CC&R's
- Committee Chair – still seeking a chair. Sheryll is managing this until we have a volunteer.
- ACC Policy updates regarding fence staining/painting and decorative fences will resume with all members at an upcoming meeting, with recommendations provided to Board for approval.
- 2412 Failed to file ACC request for roofing. Committee needs to obtain application and complete forms.

New Business

The sidewalk cracks along Hoffman that were painted last year have faded and could use another coat. The houses along Hoffman property lines go to the street, therefore the cracked sidewalks are liability of the homeowners adjacent. Last year Steve Freymond painted along the whole sidewalk along Hoffman. If someone is willing to do this again, the association will provide the paint.

Warren has offered to do the Stormwater assessment. This needs to be done by August 31, 2026. He will locate the form and assess the stormwater ponds and drains and reply to the city.

Old Business

A stone has been purchased for the memorial placement. The mock orange was planted in the fall. Jen will get the plaque, which will say:

“We will miss the quiet moments and shared smiles, forever grateful for good neighbors”

The survey for the playground got very little response. The board will bring this up again at the annual meeting. It is possible that the demographics of the neighborhood do not support having a new playground. The board discussed the possibility of moving those funds to help with tree removal as we see an increase in tree failures. This could take away the need for a special assessment for tree removal.

Meeting adjourned 5:59pm

Next meeting August 18 5pm at Claudia's

