

WHOA Board of Directors – Meeting Minutes for April 30, 2019

Annual Meeting of Members

Present

Betty Turnbull (Vice President), Amanda Sosebee (Treasurer), Betsy Martin (Secretary), Jim Fleming, David White, Donna Wolfe, Mary Evers, Adam Friedman, Jacob Hildebrand (CAS).

Absent: John Cambier (President)

1. Call to Order & Establish Quorum

- Meeting was called to order by the Vice President.
- Quorum was established.

2. Election of Three Board Members

- Nominations were opened and no nominations were offered from the floor. David White moved to close nominations from the floor, Bill Fine seconded the motion and the motion carried unanimously. Mary Evers moved to elect Betsy Martin and Adam Friedman as board members, and Steven Sosebee seconded the motion, motion carried unanimously and both Betsy Martin and Adam Friedman were elected by acclamation to three-year terms on the Woodlake HOA Board of Directors. David White's seat will be unfilled at this time.

3. Financial Report

- Amanda Sosebee, Treasurer, is an accountant and presented a financial summary. We hire a management company for our day-to-day operations and CAS is our choice and we oversee their work. We review their work every month and have an annual reviewed statement from a CPA.
- Our balance statement was offered to the community for review. It shows how much money we have in the bank, how much we owe other people, how much others owe us. We are well funded and comfortable with our current financial standing.
- Amanda reported to the community regarding how we are holding our cash reserves and our upcoming purchase of another CD.
- Amanda explained our balance sheet comparison report. The category of administrative expenses covers CAS, while our pool and grounds are our other largest expenses. Year to year observers will note that some years we have larger projects wherein we utilize some of our pre-saved reserves towards larger projects and other years we focus more on savings. Last year we spent a large amount on the pool and this year we expect to save more.
- A member asked why our net income was a negative number as of 3/31/19 and the reason was that line showed the amount for the year vs. the amount in first quarter of 2019.

- A member asked why grounds was budgeted for less than prior grounds expenses comparing year to year. David explained that we utilize our capital expenses budget for non-regular grounds expenses while we are working to maintain our regular grounds budget as our annual and non-emergent expenses.
- A member asked why the pool budget is higher this year and the Board responded that some is the pool pump and some is building in some cushion for unexpected quick-response emergencies that tend to arise when preparing and caring for the pool.

4. Committee Updates

- Our committee members and volunteers were thanked by Betty Turnbull on behalf of the community.
- **Building & Grounds (B&G) and Pool Committees**
 - David White reported that we have improved the quantity of mulch at the playground, that we are in the process of replacing the motor on the pool pump, and that the grounds contractor (Brightview) is generally doing good work and we have also done a lot of tree work recently. Our grounds seem to have more weeds currently because the rain has made the soil wet and not good for weeding successfully while leaving healthy growth in place. We will plan to lower the level of the water in the pond and perhaps in the lake to address some sediment (including the sandbar in the lake on the north end). Tuesday and Wednesday the “garden club” of the grounds committee gets together to beautify Woodlake, please contact David to join in! Betsy also spoke on the playground improvement project and the goal of having a community task force participate in the process of determining the scope and particular details of improving our little playground to be recommended to the Board.
 - Betty presented David with the David White Community Service Award, which is only allowed to be presented to non-board members.
- **Recreation Committee:** Amanda Sosebee reported on behalf of the Recreation Committee. Our neighborhood cookout is on 5/18/19 - which is also pool opening day! A google doc will be distributed for the community to RSVP for our bbq/ chicken/ tea etc. Katrina Portwood has been helping with Recreation Committee, particularly child-oriented activities, including rock painting and slime making events this year. We are planning our 4th of July Parade and our end of summer ice cream social. In the Fall, we will have a chili cook-off or candied apple party. All are welcome to come get involved with woodlakerecreation@gmail.com. People interested in helping plan a particular event, either an annual event or any new idea, would be very welcome!

- **Neighborhood Watch (NW):** David White reported on behalf of Neighborhood Watch. It was first set up 10-12 years ago following several house break-ins. Our communication with the Listserv and Facebook has helped us stay in touch with each other. In the past year, we have had car break-ins specifically with unlocked cars. We also had golf clubs stolen out of an open garage (homeowner was in the back yard). We still would like to have additional block-captains (particularly off Forrest Ridge), to ensure communication about crime is accurate and clear. Interested people can email at watch@woodlakecommunity.com.
- **Volunteer Opportunity with Woodlake Cares, an independent organization:** Betty welcomed Woodlake Cares, an independent organization of volunteers serving the community, who won the David White Service Award in 2018. Barbara Tremblay presented on behalf of Woodlake Cares to offer the opportunity to our community to volunteer with Woodlake Cares. Cares@woodlakecares.org is the contact for either needs or to volunteer. Kathleen Grace, Linda Thompson and Jim Fleming are steering committee members who also were available to speak to volunteers.

5. Open Forum

- A member raised a question about the City pothole issues and the repeated pothole problems in and around Woodlake. David requested that concerned community members send an email to grounds@woodlakecommunity.com, and David volunteered to coordinate a list of reported potholes and communicate our concerns to the City.
- A member raised concerns about whether the Board can do more to restrict Air B&Bs. However, as the Board has explained before, such rentals are valid in our community under our covenants. Interested members were invited to meet in the corner to discuss the issue and whether additional rules or changes to the covenants would be helpful. Betsy volunteered to help ensure that community members understand how the process works for modifying the covenants.
- Architectural Review Committee (ARC): Chair Steven Sosebee, greeted the community and reminded them to check the website with FAQs before making changes to exterior homes and lots, including fences, tree removals etc. ARC meets on the first Tuesday of every month. Questions can be directed to: Arc@woodlakecommunity.com.
- Betty noted that our community has been promptly responding to letters from CAS regarding compliance issues and that has reduced those being brought to the Board for enforcement. We appreciate all the diligent efforts to keep our homes well kept.
- Betsy asked the community to please consider serving on the Board.

6. Adjournment. Steven Sosebee moved, Dan Barco seconded and the meeting was unanimously adjourned at approximately 8:10pm.