

WHOA Board of Directors – Annual Meeting Minutes

August 13, 2020

*held virtually due to pandemic

Present: John Cambier (President), Betty Turnbull (Vice President), Amanda Sosebee (Treasurer), Betsy Martin (Secretary), Jim Fleming, Donna Wolfe, Adam Friedman, Jacob Hildebrand (CAS).

Absent: Crystal Harden

1. Call to Order & Establish Quorum

- Meeting was called to order by the Parliamentarian, a representative from Jordan Price, who hosted our annual meeting.
- Quorum was established.

2. Election of Three Board Members

- Nominations were opened and three nominations were offered from the floor. Jermaine McGill, Marine Bellucci and Kristen Hart nominated themselves. John Cambier nominated Betty Turnbull and Donna Wolfe. Each nominee spoke, and the ballots will be sent out by mail with SASE to our community. There are three open seats with this election, and those seats are currently held by: John Cambier, Betty Turnbull, and Donna Wolfe.

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.
- We are well funded and comfortable with our current financial standing. Amanda informed the community that our budget is usually approximately \$200k. Most of our money is spent on caring for the grounds and community property. We also spend money on our property management company. We spend money on the pool, and this year we put \$30k into savings. We currently have \$162k in money market and CDs. This year, we have a budget of approximately \$225k to-date we have spent \$36k on CAS, \$43k on grounds, and \$12k on the pool, we have a large upcoming project to plaster the pool, which will cause us to save a little less this year but will be a nice improvement for our community.

4. Committee Updates

- **Building & Grounds (B&G) Committee – David White** reported on behalf of the committee and let the community know that volunteer work is still welcome (although volunteers are not gathering in service together) and members are welcome to join the committee. There have been updates to the playground, changes to the pool decking, repairs to our trails in 2019. In 2020, we had some median work after an accident there and overall the community

is noticing that some of our tree species are starting to decline. We have contracted to plaster our pool this fall with a Diamond Brite quartz aggregate, and this will last approximately 15 years. Grounds@woodlakecommunity.com – please email with any suggested volunteers or suggested projects.

- **ARC Committee:** Amanda Sosebee, on behalf of Steven Sosebee, reminded everyone to check the handbook before tackling big projects or cutting trees or other changes to your home/lot.
- **Communications:** Betty Turnbull presented and let the community know that in addition to the CAS communications and the annual newsletter, we communicate via the listserv and the community FB group. Betty thanked John for his wonderful work on behalf of the community.
- **Recreation Committee:** Amanda Sosebee reported that Johanna Kramer and Kristen Hart are ready to take on Recreation Committee. Given the pandemic, we have not been able to host activities, but we hope to have some appropriately distanced community activities. woodlakerecreation@gmail.com
- **Neighborhood Watch (NW):** David White reported on behalf of Neighborhood Watch. In the past year, we have had limited crime and our most common issue is car break-ins specifically with unlocked cars. Interested people can email at watch@woodlakecommunity.com.

5. David White Community Service Award – Presented to Mary Evers, a former Board member and ARC committee member, and has been an active and essential member of our community.

6. Open Forum – Q&A

- The Board received many thanks in the Questions/ Answers section.
- Q: Community member says she is not on Facebook and doesn't want to be, but can she access the FB group without having a FB account. A: Betty replied that she can be on the listserv, but FB does not allow non-users to participate, which is a FB rule not a Woodlake group rule.
- Q: What is happening with the memorial garden? A: David White explained a community member who is working towards his Eagle Scout badge is working on a project for the memory garden, consistent with the initial plan. This is on the backside of the trail near Ringwood.
- Q: Can we require that people wear masks on the trails? A: Attorney said that the Board has the authority. John, President, spoke that we have signs around the trails to encourage people to follow CDC guidelines, but that given that there is not a way to enforce a mask rule, we have declined to make a rule at that time.
- Q: Can you change windows/doors without ARC approval? John: If they are the same size door/windows, then yes, you will not need ARC approval, but if you are changing the aesthetics and color, then an application should be submitted to ARC.

- Q: If we have Leland Cypress trees that are showing signs of blight, will they be required to be replaced when removed? John: We are encouraging people to remove trees but we are not subsidizing that cost from the HOA. David: If the tree is on community property, we will remove it and decide whether to replace it or not, but it would not be replaced with another Leland Cypress.
- Q: Can contributions be made for signage recognizing the memorial area? David White: We have talked about having a sign/ plaque on a bench there, and yes we could accept contributions for that purpose.
- Q: Air B&B question. A member would like to have the Board consider amending our handbook to control B&Bs. Attorney answered that short-term rentals is governed by our covenants. John commented that we would need to have 67% of our community lot owners to sign on changing our covenants. Betsy offered (for the 3rd year in a row) to assist people in the community with that change if they are interested in this work. Her contact is: Betsy@betsymartinlaw.com Q: Can that vote be by email? A: Attorney advised that no it cannot, it must be in writing.
- Q: Could high-speed adult bike riders on the trails be banned? And if so, do we need signs for that? A: John replied that the trails are not supposed to be used for biking except for point-to-point and the Board can consider this suggested at our next meeting.
- Q: If you want outside storage do you need permission from ARC and neighbors? John: Yes, all permanent structures must be approved by ARC. *Neighbors signatures are required to inform them of the proposed changes but not for approval or disapproval. (This information is added to minutes for clarity.)*
- Q: Could we have other restrictions on noise or parking that would help limit Air B&B issues? John: Noise and parking are governed by city and county laws and both are outside of our community rules.

7. Adjournment. Our Parliamentarian adjourned the meeting at approximately 6:44pm.