

January 17, 2023 Minutes – Open Meeting

1. Call to Order by Wyatt at 7:05 p.m
2. Attendees: Wyatt Upchurch, Jim Fleming, Kristen Hart, Caleb Hall, Fabio Beltramini, and Michael Linsenmeyer, and Cecilia Gray (CAS)
3. Homeowner Forum/Requests – None
4. Approve Minutes – November minutes were approved. Wyatt – Motion to accept and approve the November 2022 Board of Directors meeting minutes as submitted. Fabio 2nd. All approved with the following exceptions: Jim abstained as he was not in attendance and Caleb abstained as he had not had a chance to review them yet.
5. Old Business
 - 5.1. Bylaws – Fabio/Jim working with Jim Slaughter – tabled for now. Cecilia will have the attorney confirm the amount of homeowners needed for a bylaw amendment. Is it 50% in attendance in person/proxy at the meeting or 50% of the community?
6. New Business
 - 6.1. Caleb discussed the 2023 Woodlake pride event and shared his T shirt ideas with the Board. He will send his final version out via email for review. The event is tentatively scheduled for June 3rd.
7. Committee Updates
 - 7.1. Buildings and Grounds Committee – David White
 - 7.1.1. David discussed the need for warranty work on the trails by Raleigh Paving. He is going to reach out to them to figure out the timing. He reported damage to the common area near Ringwood by Duke/Asplundh. He will email Cecilia the report/photos to file a repair

request with Duke. The pool motor has died. David plans to talk with Michael for more information and send the report to the Board via email.

7.2.Sustainability Committee – Fabio

7.2.1. Fabio plans to proceed with the survey.

7.3.Architectural Review Committee: The Board entered an executive session to review architectural request appeals.

7.4.Neighborhood Watch – none

7.5.Recreation Committee – Kristen – discussed the struggles in notifying the owners of the events/low attendance. Options include access to the Facebook page, creating a Woodlake Recreation subgroup of the Woodlake page. The board will discuss further in February on ways to help Kristen with this.

7.6.Financial Report – Jim. He is going to review year end documents further and report any issues to the Board.

The Board entered an executive session. The meeting was later adjourned at 9:15 pm by a motion from Kristen, 2nd from Jim, and all in favor.

Submitted by: Cecilia Gray