

Woodbridge Townhomes HOA  
Annual Meeting of the Membership Minutes  
September 21, 2026

1. Call to Order
  - a. Meeting was called to order at 6:04 PM.
  - b. Brenna Lodge (Property Manager) reported we had a Quorum with 18 homeowners present and 8 by proxy for a total of 26. A Quorum of 22 owners are needed to have a meeting.
2. Proof of Notice of Meeting
  - a. Per the By-Laws, a meeting notice was sent by Excel Community Management by mail with a letter dated September 8, 2026, with a follow-up by email on September 17, 2026.
3. Introduction
  - a. President Sherry Cripps introduced the attending Board Members: Brian Pring, Vice President; Bob Jones, Treasurer; Susie Scott, At Large. Susie Nulty, Secretary was out of town. Also, Jessica Walker, Managing Director of Excel Community Management, was also present.
4. Sherry presented the President's Report covering the following topics:
  - a. We are currently working with the management company to see if our current trash collection costs are competitive with other companies.
  - b. We recently had to repair the waterfall at an expense of nearly \$4,500. This water feature is not a play area and no climbing should occur. It is dangerous and can cause damage to the rubber membrane that is under the rocks of the waterfall. We are working to get a larger sign to remind everyone of these facts.
  - c. We have tree trimming scheduled soon with SavATree. Additionally, several trees will be removed that are currently dead or dying.
  - d. The current method of showing house numbers on curbs is not lasting long. We are experimenting with some adhesive numbers at two locations in the HOA to see if they work any better. If so, we will consider getting them for all units next year.
  - e. We continue to repair golf ball holes on the side of buildings. They will be repaired twice a year.
  - f. We currently have about 6 homes for sale in the HOA. This is due to varying reasons by several homeowners that occurred at similar times this year. Hopefully all will sell soon.
  - g. We are continually spraying our beautiful lawn with weed killer to include crabgrass. Additionally, the rocky areas are sprayed for weeds several times a year.
  - h. You may have noticed some irrigation work being done along Broadmoor Valley Road. To have this area rocked would have cost about \$35,000. This irrigation work by Bear Claw will be considerably less and maintains the grassy look along the front of the HOA.

5. The 2027 Budget (attached) along with the Treasurer's Report (attached) was presented. This includes a \$15 per month increase in dues (to \$450) and will be effective January 1, 2027. This increase will allow funds to be added to Reserves. Additionally, it allows for a seal coat to be applied to the road surface in 2027 at an approximate cost of \$9,500. A new road surface of 2-inch asphalt was applied in October 2023. Seal coating needs to be applied about every 4 years. A notice will be sent to all homeowners in December 2026 reminding them to change their monthly assessment to \$450 effective January 1, 2027. The 2026 Budget was ratified at the meeting.
6. Approval of the 2025 Annual Meeting Minutes
  - a. The 2025 Annual Meeting minutes were reviewed and approved.
7. Election of officers
  - a. Only one position was open on the Board of Directors.
  - b. There were no nominations received by the Management Company
  - c. There were no nominations from the floor.
  - d. Brian Pring stated he would like to continue in his role as Vice President, and this was passed by affirmation.
8. Homeowner Forum
  - a. It was noted that several Realtor signs at the front entry might be causing some concerns about "what is going on at Woodbridge". As stated in the President's report, unfortunately we have had several reasons for properties being sold at the same time. The signs are not on HOA property, so there is not a lot can be done.
  - b. The issue of dog poop and dogs not on a leash were mentioned. Homeowners are encouraged to identify who the offenders are, and the HOA can take action against these individuals. If necessary, the Animal Control authorities might need to be called if dogs are too aggressive.
  - c. A concern was voiced that people who are not homeowners are wondering through the HOA. Should a "Private Property" sign be put at the front of the HOA. The majority of the homeowners did not seem to agree with putting a sign up.
  - d. A concern was expressed about watering/irrigation, and this was causing water to come into sump pumps. Unfortunately, the HOA has underground streams that can cause this to occur.
  - e. Due to some issues with the mailbox that services units 10-27, the Board is working with the USPS to ultimately replace all four mailboxes that are located around the HOA. The current mailboxes are over 40 years old and are not considered "approved receptacles" by the USPS. Additionally, individual homeowner's keys do not always work very well.
9. No further business was conducted. The meeting was adjourned at 7:15PM.

Respectfully submitted,  
Susie Nulty, Secretary