

DRAFT

Annual Homeowners Meeting Minutes

September 28, 2017 6:00pm

Called to Order:

The meeting was called to order at 6:00 PM. Board members present were Susan Scott (President), Bob Jones (Treasurer), Lynn Ostler (Vice-President), Dan Sollee (Board Member) and Susie Nulty (Secretary). Steve Kouri from Courtney and Courtney (C&C) was present.

Proxy and Quorum Certification:

Steve Kouri verified that a quorum was present. There were 39 members in attendance and 12 by proxy.

Proof of Meeting Notice:

The meeting notice was mailed by Courtney & Courtney to all owners within the required guidelines.

Introductions:

President Susan Scott introduced herself and then the Board introduced themselves.

She expressed thanks to the following individuals for volunteering their time and expertise to our community:

- Swede Murphy for his work on the ACC committee
- Sam Giamarvo for updating of the HOA web site
- Lynn & Andy Ostler for their work throughout the complex
- Sally Metzger for organizing the social events at The Falls

Approval of Prior Meeting Minutes: Objection by D. White and seconded by J. Colburn that the inclusion of the September 28, 2017 date of the next Annual Meeting noted after the adjournment be removed as that date was set after the meeting when the venue was reserved. The 2016 annual meeting minutes were ratified as amended. It was requested that meeting minutes be available within 10 days of all meetings. D. White noted that the Board meeting minutes were not on the HOA web site from August and September. [There was no Board meeting in September.] The secretary will check with the web master as to why the August minutes are not posted.

Treasurer's Report:

Bob presented the Treasurer's Report and the proposed budget for the coming year. The reserve account had approximately \$108,000 at the end of December 2016. Based on other movement of cash in January 2017 and the normal monthly reserve transfers each month during 2017, we could be at approximately \$158,000 by December 31, 2017. If we get favorable weather between now and December 2017, we could move more money to reserves by December 31, 2017. Our goal is to get at least \$200,000 in reserves in the near future. The cost of water is down due to rains. The Board recently negotiated a new insurance contract. There will be no change of the monthly dues.

Note: HO6 information flyers were distributed.

Discussion Items:

-Proposed Declaration Amendment:

The votes received as of now defeats the proposed amendment to convert the Woodbridge HOA to a 55+ community.

-Resolution regarding Common Area: A motion was made by D. White to rescind the revised rules regarding the common area sent to the owners in September 2017. Seconded and discussed. Owners were concerned about wording, including "children" and "parents," to be discriminating by age. Language regarding "bicycles, skateboards, or rollerblades" was also raised as a problem if wheelchairs and wheeled oxygen tanks were excluded from list. Safety and damage issues are a concern regarding children climbing on the rocks. Owner noted that more elderly fall than children. Call to question. Yeas 19; Nos 23.

President said that the current revision will remain in effect. However, due to some concerns by some homeowners about the wording expressed above, the HOA Board will be asking legal counsel to review all of the current rules and regulations and suggest appropriate changes that deal with age discrimination in not just the common area but all of the Rules and Regulations.

-New Business:

Mission statement: A statement was proposed and distributed to those present. Adoption was passed by general affirmation.

Board Positions: The President was asked if there were any open positions at this time and stated that there were none.

Treasurer: Bob Jones expressed his desire to resign. No effective date was stated.

Adjournment: Meeting adjourned at 7:15pm. Respectfully submitted, Susie Nulty

Note: Next year's annual meeting will be determined as outlined in the By Laws of the HOA – the 2nd Tuesday of November.