



# Woodlake Crossing Homes Association

## Board of Directors Meeting Minutes

May 9, 2024

1. **Call to Order-** The Woodlake Crossing Homes Association monthly Board of Directors (BOD) meeting convened at 6:33 pm. The meeting was held virtually on Zoom.

- a. Personnel in attendance:
  - i. Patrick Forys, President
  - ii. Rick Thompson, Vice Present
  - iii. Dianne Brynildsen, Treasurer
  - iv. Steve Murabito, Member-at-Large
  - v. Sarah Knaub, Communications Coordinator / Association Manager
  - vi. Martha Steppe, Covenants Compliance Committee

Board Members Absent- Heather Roberts, Secretary

- b. Homeowners in attendance- None

2. **Homeowner Forum**-No Comments Made

3. **Approval of Minutes-** The minutes from the April board meeting will be sent out via email as not all board members were able to access them before the meeting.

4. **Committee Reports**

- a. **Communications Coordinator Report-** Ms. Knaub reported that the entrances will be decorated for Memorial Day. June 15<sup>th</sup> is the next newsletter deadline. Approximately 11 families took part in the spring yard sale.
- b. **Social Committee Report-** Ms. Brynildsen reported that Popsicles in the Park will be held June 7, which is the last day of school. The committee is looking to potentially have a cookout at the park for the 4<sup>th</sup> of July.
- c. **Grounds Report-** Ms. Knaub reported she will request assistance from York County staff to mitigate erosion in the drainage basin near the newly installed concrete.
- d. **Stormwater Committee Report-** Mr. Thompson reported he is waiting on an update from York County staff about their progress in getting access to clear a drainage area downstream from Woodlake.
- e. **ARC Report-** 104 Elm Lake Way has been approved to construct a privacy fence across their rear property line. There is a pending request from 116 Elm Lake Way to rebuild their deck.
- f. **Covenants Compliance-** Ms. Knaub reported notices from the most recent inspection were sent out recently. A summary report was sent to the board via email.

### **Board Hearings**

*Two property owners had been requested to attend the meeting for Board Hearings, but did not come. Following discussion:*

- *A motion was made, seconded, and unanimously approved for one homeowner to be given 10 days from the date of receipt of the Board Hearing Results letter to bring the*



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*property into compliance. If after the 10 days has passed the property remains out of compliance, the board will begin assessing non-compliance charges of \$10 per day per violation. If the limit of 90 days to assess non-compliance charges is reached and the property remains out of compliance, the board may request the Association's attorney file a Motion to Show Cause as an injunction was previously recorded against this homeowner.*

- *A motion was made, seconded, and unanimously approved for the other homeowner to be given 30 days from the date of receipt of the Board Hearing Results letter to bring the property into compliance. If after the 30 days has passed the property remains out of compliance, the board will begin assessing non-compliance charges of \$10 per day per violation. If the limit of 90 days to assess non-compliance charges is reached and the property remains out of compliance, the board may request the assistance of the Association's attorney to bring the matter to an appropriate conclusion.*

- g. **Treasurer's Report-** Ms. Brynildsen reviewed the Treasurer's report for April. There are seven (7) outstanding assessments.

### 5. **Old Business**

- **White Walls-** The white brick walls at the Lake Dale Way entrance have been professionally cleaned and a volunteer has filled cracks in the wall with caulk, as recommended by a local mason.

### 6. **New Business**

- **Summer Meeting Dates-** The dates of the July and August meetings were discussed. A decision will be made at the next board meeting about whether to cancel one of the meetings.

7. **Adjournment-** The meeting adjourned at 7:31 pm. The next meeting will be held June 13, 2024.

*Minutes provided by Victory Community Management.*

Minutes approved 6/13/24