



Woodlake Crossing Homes Association

Board of Directors Meeting Minutes

March 14, 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. Rick Thompson, Vice-President
 - ii. Dianne Brynildsen, Treasurer
 - iii. Steve Murabito, Member-at-Large
 - iv. Sarah Knaub, Communications Coordinator / Association Manager
 - b. Board Members Absent- Patrick Forys, President, Heather Roberts, Secretary
 - c. Home Owners in attendance- None
2. **Open Forum-**No Comments Made
3. **Approval of Minutes-** Mr. Murabito made a motion, which was seconded and unanimously approved to approve the minutes from February 8, 2024.
4. **Committee Reports**
 - a. **Communications Coordinator Report-** Ms. Knaub reported that the Spring yard sale will be April 27th and the next newsletter deadline is March 15th.
 - b. **Social Committee Report-** Ms. Brynildsen reported there will be a Spring Egg Hunt at the park on March 23 at 10:00 am. Advertisement will be through the Facebook page and a neighborhood email.
 - c. **Grounds Report-** Ms. Knaub reviewed a quote for adding a section of split-rail fence at the entrance to the park to help limit vehicular access. A motion was made, seconded and unanimously approved to approve the quote from TSP for \$395. Ms. Knaub reviewed quotes for renovating the right side of the park, including grinding surface roots, grading, adding topsoil, planting grass, removing two trees, and installing stone dust in the playground area. Mr. Murabito made a motion, which was seconded and unanimously approved to approve the quote from TSP for \$14,950.
 - d. **Stormwater Committee Report-** Mr. Thompson reported on a meeting with the York County Stormwater Superintendent of Operations. The recent heavy rains have cleared both the sluice pipe and the 15" pipe between the lake and the drainage basin. The lake level recovered well from the storms and is currently only a few inches above the desired level.
 - e. **ARC Report-** Ms. Knaub reported there has been one request submitted which will be sent to the board via email.
 - f. **Covenants Compliance-** The report from the first inspection was sent to the board via email. Ms. Knaub answered questions from the board about several properties that have had continuing violations.



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- g. **Treasurer's Report**- Ms. Brynildsen reviewed the Treasurer's Report for February. Ms. Knaub reported only 19 assessments remain unpaid.
- 5. **Old Business**-
 - a. **White Walls**- Ms. Knaub reported no new developments.
- 6. **New Business**- There was no new business.
- 7. **Adjournment**- The meeting adjourned at 7:19 pm. The next meeting will be held April 11, 2024 at 6:30 pm via Zoom.

Minutes provided by Victory Community Management, Inc.