



## Woodlake Crossing Homes Association

### General Membership Meeting Notes- For Informational Purposes Only November 4, 2021

1. **Call to Order:** Mr. Patrick Forsy convened the Woodlake Crossing Homes Association General Membership Meeting at 7:07pm. The meeting was held via Zoom.
  - a. **Officers in attendance:**
    - i. Patrick Forsy, President
    - ii. Elizabeth Bircher, Vice President
    - iii. Genny Barnett, Secretary
    - iv. Randy Parrish, Treasurer
    - v. Rick Thompson, Member-at-Large
    - vi. Sarah Knaub, Communications Coordinator/Association Manager
  - b. In addition to the aforementioned officers, 6 homeowners attended remotely and 13 households submitted valid proxies. 24 total households were represented which does not meet the requirement for a quorum.
2. **Welcome Remarks & Instructions:** Ms. Bircher opened the meeting and presented the 2021 Year in Review. Items discussed included the new Reserve Study, the revised shed and outbuilding regulations, the newly formed Stormwater Committee, the improved roadside ditch maintenance campaign, and the numerous grounds projects. Grounds projects included replacing all neighborhood signage and updating the color scheme, replacing the small head wall at the entrance to the park, and making many playground improvements to increase the safety and durability of the playground equipment.
3. **Communications Coordinator Update:** Ms. Knaub discussed the various forms of neighborhood communication including the Currents newsletter, the WCHA website, and the unofficial FaceBook group. She discussed a community group called Neighbors Helping Neighbors, headed by Heidi Cox. This group of neighborhood volunteers provide assistance to other neighbors who have a life changing event or circumstance, and would benefit from the temporary help of a neighbor.
4. **Welcoming Committee Update:** Ms. Knaub provided the Welcoming Committee update on behalf of Ms. Layne-Wood. The Welcoming Committee greets new homeowners with a small gift and provides pertinent neighborhood information.
5. **Social Committee Update:** Ms. Diane Brynildsen reported the Social Committee update. She thanked the community for another successful Halloween scavenger hunt that included a great Trick-or-Treat turnout. She shared on the upcoming Woodlake Bird Talk hosted by Wild Birds Unlimited. The committee has multiple activities planned for the upcoming holidays, including a proposed visit from Santa at the Woodlake Park. Comments were solicited from homeowners and there were none. Ms. Knaub shared on behalf of Ms. Covington that volunteers are needed to continue the flag displays on patriotic holidays. A volunteer stepped forward and offered to help.



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6. **Stormwater Committee:** Mr. Thompson provided a report of the newly formed Stormwater Committee. The committee was formed to observe and assess the community lake drainage system. Report findings were presented to the WCHA BOD and subsequently to York County. Major findings prompted York County to remove silt buildup and create work orders to clean a 15" lake outflow pipe and inspect the sluice pipe for further impairments. Additionally, a stream restoration project downstream of our lake is planned for FY23. The committee will continue to monitor the lake level and drainage system in an attempt to lessen the threat of future overflows.
7. **Proposed York County Sidewalk Project:** Ms. Knaub provided an update on the proposed sidewalk project at the neighborhood entrance on RT134. This project is a 90 percent approved, cost sharing project between York County and VDOT. It is one of several newly proposed sidewalks in York County.
8. **Future Plans:** Mr. Parrish reported VDOT has been requested to assist with the renovation of the head wall at the drainage basin at the park. Options for renovating the shoreline at the park will be researched. Landscaping will be refreshed at the neighborhood entrances. The board is investigating a better investment option for the reserve fund account.
9. **Home Sales:** Fourteen homes closed in 2021 by the time of the GMM. Homes sold for an average of 21.8% above assessed value and for an average sale price of \$465,604.
10. **Treasurer's Report:** Mr. Parrish presented the report as electronically displayed by Ms. Knaub. All Treasurer's assessments have been collected for 2021.
11. **Proposed 2021 Budget and Assessment:** Mr. Parrish presented the proposed 2022 budget as electronically displayed by Ms. Knaub. Assessments for 2022 will increase by \$5, to \$195 per household, to cover expected insurance and grounds contract increases.
12. **Board Member Election:** Ms. Bircher announced her term is ending. The new term ends November 2024. Ms. Knaub solicited additional nominations from the floor. Ms. Bircher summarized the election rules. Because the GMM did not achieve a quorum, the By Laws allow the BOD members appoint the replacement member.
13. **Announcements/ Comments from Audience:** Ms. Brynildsen volunteered to serve on the BOD.
14. **Adjournment:** The meeting adjourned at 8:22pm. The next WCHA board meeting will be held December 9, 2021 at 6:30 pm. Residents are always welcome to attend board meetings. Contact Sarah Knaub at VictoryComMgt@gmail.com for the meeting link a few days before the meeting.

Genny Barnett, WCHA Secretary