



Woodlake Crossing Homes Association

Board of Directors Monthly Meeting Minutes December 8, 2022

1. **Call to Order:** The Woodlake Crossing Homes Association monthly Board of Directors (BOD) meeting convened at 6:30pm. The meeting was held via Zoom.
 - a. **Personnel in attendance:**
 - i. Patrick Forys, President
 - ii. Dianne Brynildsen, Vice President
 - iii. Genny Barnett, Secretary
 - iv. Rick Thompson, Member-at-Large
 - v. Sarah Knaub, Communications Coordinator/Association Manager
 - b. **Homeowners in attendance:** Four homeowners attended remotely.
2. **Homeowner Forum:** A homeowner questioned if adding solar panel rules would burden the BOD, and add administrative cost. A homeowner inquired about the results of the solar panel survey and how general information is disseminated to neighborhood residents.
3. **Approval of Previous Minutes:** Mr. Forys made a motion, which was seconded and unanimously approved, to approve the minutes from the October 13, 2022 board meeting.
4. **Committee Reports:**
 - a. **Communications Coordinator:** Ms. Knaub reported the latest newsletter was distributed to residents via email and mail, as specified by homeowners.
 - b. **Social Committee Report:** Ms. Brynildsen reported the Santa visit was a success. The luminaries have been packed and distribution is underway. The holiday light contest will begin soon.
 - c. **Grounds:** Ms. Knaub reported the estimate for the park shoreline improvement was received.
 - d. **Stormwater Report:** Mr. Thompson reported the sluice gate is closed and the lake is currently at the desired level. He also provided an update on efforts to ensure up stream drainage remains clear.
 - e. **ARC:** Two new ARC requests have been approved since the October meeting. Ms. Brynildsen made a motion to appoint Randy Parrish as Architectural Review Committee chairman and to update the ARC approval procedures as stated, which was seconded and unanimously approved. Going forward, upon completion of the site visit, all ARC requests will be sent to Mr. Parrish for preliminary approval before being sent to the board.
 - f. **Covenants Compliance:** Discussed in Executive Session.
 - g. **Treasurer's Report:** Mr. Forys made a motion to move the budgeted amount \$8900 to the Reserve Fund, which was seconded and unanimously approved. Additionally, he made a motion to accept the 2023 Budget as presented, which was seconded and unanimously approved. In order to maximize interest, the board authorized Ms. Knaub to move \$10,000 from the Operating Savings account into a 12 month CD and \$5000 from the Replacement Reserve into a 12 month CD.



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5. **Old Business:**

- a. **Solar Panel Guidelines:** Mr. Forys made a motion to approve the WCHA Policy Resolution 2022-12: Rules Governing the Installation of Solar Panels, which was seconded and unanimously approved.

6. **New Business:**

- a. **Election of Officers:** The following officers were appointed to serve for 2023:
President, Patrick Forys
Vice President, Rick Thompson
Treasurer, Dianne Brynildsen
Secretary, Genny Barnett
- b. **Executive Session:** At 7:05 pm, Mr. Forys made a motion, which was seconded and unanimously approved to move into executive session to discuss continued violations of the Association's Declaration of Restrictions by a property owner. At 7:29 pm a motion was made, seconded, and unanimously approved to reconvene in regular session.
Executive Session Results: Mr. Forys made a motion, which was seconded and unanimously approved to file an order for Rule of Show Cause regarding continued violation of the Association's Declaration of Restrictions by a property owner.

7. **Adjournment:** The meeting adjourned at 7:35 pm. The next meeting will be held January 12, 2023 at 6:30 pm. Ms. Knaub was asked to reserve the Study Room at the Tabb Library for the January board meeting.

Genny Barnett, WCHA Secretary