



Woodlake Crossing Homes Association

Board of Directors Monthly Meeting Minutes April 20, 2023

1. **Call to Order:** The Woodlake Crossing Homes Association monthly Board of Directors (BOD) meeting convened at 6:32pm. The meeting was held via Zoom.
 - a. Personnel in attendance:
 - i. Patrick Forys, President
 - ii. Genny Barnett, Secretary
 - iii. Dianne Brynildsen, Treasurer
 - iv. Steve Murabito, Member-at-Large.
 - v. Sarah Knaub, Communications Coordinator/Association Manager
 - vi. Angela Hurst, Victory Community Management
 - b. Personnel absent: Rick Thompson, Vice President
 - b. Homeowners in attendance: Two homeowners attended remotely.
2. **Homeowner Forum:** Heather Roberts volunteered to fulfill Ms. Barnett's term on the board after she steps down in June. Ms. Roberts will begin working with Ms. Barnett in order to facilitate a smooth transition.
3. **Approval of Previous Minutes:** Mr. Murabito made a motion, which was unanimously approved, to approve the amended minutes from the March 9, 2023 board meeting.
4. **Committee Reports:**
 - a. Communications Coordinator: Ms Knaub reported an email reminder was sent to the community regarding the neighborhood yard sale.
 - b. Grounds Report: Ms. Knaub informed the board that York County has agreed to pay for the reconstruction of the head wall at the drainage basin located at the park.
 - c. Social Committee Report: Ms. Brynildsen reported good attendance of the Spring Egg Hunt at the park.
 - d. Stormwater Committee Report: There were no updates from the Stormwater Committee.
 - e. ARC: There have been five new ARC requests since the last meeting.
 - f. Covenants Compliance: Ms. Knaub reported the board was emailed a summary of the inspection report.
 - g. Treasurer's Report: The board reviewed the March Treasurer's Report. Only five assessments remain unpaid and late notices have been sent. Ms. Brynildsen reported the federal and state tax returns have been filed.
5. **Old Business:** There was no old business.



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6. **New Business:**
 - a. **Message boards:** Ms. Knaub discussed two options with the board for updating the information signs at the entrances to the neighborhood. The board requested additional information and it will be discussed further at the next meeting.
 - b. **White Brick Walls:** Ms. Knaub presented options for repairing the entrance monument brick work. Additional information will be presented at the next board meeting.
 - c. **York County HOA Meeting Summary:** Mr. Murabito gave the board a summary of highlights from the annual York County HOA Meeting.

7. **Executive Session:** Mr. Forys made a motion, which was approved, to enter into executive session at 7:30pm to discuss continued violation of covenants compliance by a homeowner. At 7:53pm, the board exited executive session and Mr. Forys made a motion, which was approved, to send an additional notice to a homeowner for continued non-compliance violations.

8. **Adjournment:** The meeting adjourned at 7:54pm. The next meeting will be held May 11, 2023 at 6:30 pm.

Genny Barnett, WCHA Secretary