



# Woodlake Crossing Homes Association

## General Membership Meeting Notes

November 10, 2022:

1. **Call to Order:** Mr. Patrick Forys convened the Woodlake Crossing Homes Association General Membership Meeting at 7:02pm at Tabb Elementary School.

Personnel in attendance:

Patrick Forys: President  
Dianne Bryildsen: Vice President, Social Committee  
Randy Parrish: Treasurer  
Genny Barnett: Secretary  
Rick Thompson: Member-at-Large, Stormwater Committee  
Sarah Knaub: Association Manager, Communications Coordinator

In addition to those listed above, there were 21 homeowners present at the meeting. With 20 valid proxies received, a total of 42 households were represented at the meeting.

2. **Welcome Remarks & Instructions**
  - Mr. Forys opened the meeting and introduced the Board members.
3. **Establish Quorum & Review Agenda**
  - Ms. Barnett confirmed there were not enough households represented at the meeting to establish a quorum. The meeting was held for informational purposes only.
  - Mr. Forys gave an overview of the presentations.
4. **President's Time**
  - Mr. Forys highlighted some of the major events/developments that have taken place in the neighborhood so far this year.
  - Mr. Forys provided information about ARC requests for solar panels and presented the proposed draft of the regulations.
  - Mr. Forys noted the York County sidewalk project, along route 134, has begun and is moving quickly. Ms. Knaub provided input regarding York County funding for repair to the WCHA entrance landscaping and retaining wall.
5. **Reports:**
  - **Communications:** Ms. Knaub presented an overview of the different methods of communication utilized by the Association. Homeowners were encouraged to submit updated contact information for the Resident Directory and the neighborhood email list. The quarterly newsletter is available in hardcopy only if requested.
  - **Neighbors Helping Neighbors:** Ms. Knaub gave a brief overview of this community volunteer opportunity, organized by Heidi Cox, to provide short-term assistance to neighbors in times of need.
  - **Welcoming:** Ms. Knaub discussed the Welcoming committee, chaired by Judy Layne-Wood, and invited neighbors to notify her when new neighbors have moved into Woodlake.



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- **Social Committee:** Ms. Brynildsen discussed recent successful neighborhood events and ideas for future events. Additionally, she invited anyone interested in becoming involved to contact her for information.
  - **Stormwater Committee:** Mr. Thompson gave a brief overview of lake level data collected during 2022 and plans for data collection in 2023.
6. **Covenants Compliance:** Ms. Knaub provided information about home sales over the past year. Homes in Woodlake sold for an average of 35% above York County assessed value. HOAs have a legal obligation to enforce covenants, and proper home maintenance improves the value of the community as a whole.
7. **Treasurer's Report:**
- Mr. Parrish reviewed the current bank balances and a report of income and expenditures as of October 31, 2022.
  - Most expenses for 2022 are at or under their budgeted amount so far.
  - Mr. Parrish also presented the proposed budget for 2023.
  - Assessments for 2023 will remain at \$195 per household.
  - Mr. Parrish and Ms. Knaub answered questions from the homeowners.
8. **Open Board Positions/Call for Nominations:**
- Mr. Forys and Mr. Parrish have both completed their terms on the board. Mr. Forys confirmed he would like to be re-elected, Mr. Parrish does not wish to be re-elected.
  - Mr. Parrish was thanked for his many years of service on the board and his dedication to our community.
  - No volunteer came forward to fill the open position.
  - Mr. Forys encouraged attendees to attend a future Board meeting in order to become more familiar with what being on the Board entails.
9. **Homeowner Forum:** Ms. Knaub and the Board members answered questions from homeowners in attendance. Topics included suggesting VDOT install a street light at the RT 134 entrance, solar panels, and the HRSD Pressure Reducing Station behind Tabb High School.
10. **Adjournment:** Mr. Forys adjourned the meeting at 8:24 pm.