



Woodlake Crossing Homes Association

Board of Directors Monthly Meeting Minutes January 12, 2023

1. **Call to Order:** The Woodlake Crossing Homes Association monthly Board of Directors (BOD) meeting convened at 6:29pm. The meeting was held at the Tabb Library.
 - a. **Personnel in attendance:**
 - i. Patrick Forys, President
 - ii. Rick Thompson, Vice President
 - iii. Genny Barnett, Secretary
 - iv. Dianne Brynildsen, Treasurer
 - v. Sarah Knaub, Communications Coordinator/Association Manager
 - b. **Homeowners in attendance:** One homeowner attended.
2. **Homeowner Forum:** One homeowner addressed the board requesting consideration for the vacated board position of member-at-large.
3. **Approval of Previous Minutes:** Ms. Brynildsen made a motion, which was unanimously approved, to approve the minutes from the December 9, 2022 board meeting.
4. **Committee Reports:**
 - a. **Communications Coordinator:** Ms. Knaub proposed a special edition newsletter for January to be included with the 2023 assessments. The newsletter will inform residents of the new Solar Panel Resolution, and include the year end financial statement.
 - b. **Social Committee Report:** Ms. Brynildsen reported the holiday luminaries were a success.
 - c. **Grounds:** Ms. Knaub reported the completion of the sidewalk on Route 134 at the entrance to the neighborhood. Plans are being made to reinstall the retaining wall which was removed for construction. The entrance landscaping will be refreshed upon completion.
 - d. **Stormwater Committee:** Mr. Thompson reported the sluice gate was opened due to increased rainfall in the past few weeks.
 - e. **ARC:** Ms. Knaub reported one ARC request has been received since the last meeting.
 - f. **Covenants Compliance:** The board entered executive session to discuss continued violation of the Association's Declaration of Restrictions by a property owner. See New Business, item b and c.
 - g. **Treasurer's Report:** Ms. Knaub is moving \$5,000 from the Replacement Reserve to a 12 month CD, at the request of the board.
5. **Old Business:**
 - a. **Solar Panel Guidelines:** Ms. Knaub has posted the approved Solar Panel Guidelines to the WCHA website, and they will be distributed with disclosure packets. Additionally, residents will be notified where to find this information by a special edition of the newsletter included with 2023 assessments.



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6. **New Business:**
 - a. **Appointment of New Board Member:** Ms. Barnett made a motion which was unanimously approved to appoint Steve Murabito to the vacated board position of Member-at-large.
 - b. **Executive Session:** Mr. Forys made a motion which was unanimously approved to enter executive session for the purpose of discussing continued violation of the Association's Declaration of Restrictions by a property owner.
 - c. **Executive Session Results:** After returning to open session, Mr. Forys made a motion which was unanimously approved, to file a motion of Show Cause regarding continued violation of the Association's Declaration of Restrictions by a property owner.

7. **Adjournment:** The meeting adjourned at 7:55pm. The next meeting will be held February 9, 2023 at 6:30 pm via Zoom.

Genny Barnett, WCHA Secretary