



# Woodlake Crossing Homes Association

## General Membership Meeting Minutes

November 12, 2019:

1. **Call to Order:** Mr. Patrick Forys convened the Woodlake Crossing Homes Association General Membership Meeting at 7:00 pm at the York County Library, Tabb.

Personnel in attendance:

Patrick Forys: President  
Randy Parrish: Treasurer  
Rick Thompson: Member-at-Large  
Sarah Knaub: Homeowner and Association Manager

In addition to those listed above there were 38 homeowners at the meeting. There were 9 valid proxies submitted. In all, 43 households were represented which does not meet the requirement for a quorum.

2. **Welcome Remarks & Instructions**

- Mr. Forys opened the meeting and introduced the Board members.

3. **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 if requested.
- **Social Committee:** Mr. Scott Brynildsen presented information about the upcoming Holiday Walk and Luminaries.
- **Welcoming:** Ms. Judy Layne-Wood gave an overview of the Welcoming Committee.
- **2019 Year In Review:** Mr. Forys and Ms. Knaub presented accomplishments of the Association over the past year. Items included the installation of rubber swing mats at the park, a small dredging project in the lake completed by York County, information about a proposed sidewalk along Route 134, and an update on 2019 home sales in the neighborhood. All homes sold to date in 2019 sold for an average of 16% over their assessed value.



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### 4. **Treasurer's Report:**

- Mr. Parrish presented the statement of income and expenditures to date.
- Most expenses for 2019 are at or under their budgeted amount so far.
- Legal expenses for 2019 were higher than anticipated due to legal action needing to be taken to obtain compliance with the covenants from a homeowner.
- Mr. Parrish and Ms. Knaub answered questions from the homeowners.

### 5. **Proposed 2020 Budget:**

- Mr. Forys presented the proposed budget for 2020.
- Assessments will be increased 5 ½ % to \$190 for 2020 to allow for the budgeted reserve fund deposit and anticipated expenses being covered without using the Association's Operating Savings fund.
- The rip rap at the lake outflow area and the storage shed at the park will both need repairs in 2020.
- Mr. Forys and Ms. Knaub answered questions from the homeowners.

### 6. **Open Board Position:**

- There is one Board Member position open due to Ms. Church's impending move from the area.
- No volunteer came forward to fill this position.
- Mr. Forys encouraged attendees to attend a future Board meeting in order to become more familiar with what being on the Board entails.

### 7. **Homeowner Forum:** Ms. Knaub and the Board members answered questions from homeowners in attendance.

### 8. **Adjournment:** Mr. Forys adjourned the meeting at 8:15 pm.

### **Following the GMM, the Board of Directors convened:**

1. Mr. Forys called the meeting to order at 8:30 pm.
2. Mr. Thompson made a motion, which was seconded and unanimously approved, to approve the budget for 2020 as presented at the General Membership Meeting.
3. The meeting was adjourned at 8:35 pm.