



Woodlake Crossing Homes Association

Board of Directors Monthly Meeting Minutes

June 8, 2023

1. **Call to Order**: The Woodlake Crossing Homes Association monthly Board of Directors (BOD) meeting convened at 6:30pm. The meeting was held at the Tabb Library.
 - 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. Martha Steppe, Covenants Compliance Committee
 - b. **Personnel absent**: Rick Thompson, Vice President
 - b. **Homeowners in attendance**: One homeowner attended.
2. **Homeowner Forum**: A homeowner (not in attendance) requested clarification regarding the display of voting signs. A homeowner identified hazardous tree limbs hanging over a roadway.
3. **Approval of Previous Minutes**: Mr. Murabito made a motion, which was seconded and unanimously approved, to approve the amended minutes from the May 11, 2023 board meeting.
4. **Committee Reports**:
 - a. **Communications Coordinator**: Ms. Knaub reported the deadline for submissions to the next edition of the Currents will be June 15, 2023.
 - b. **Social Committee Report**: Ms. Brynildsen reported the Popsicles in the Park event will be held on the last day of school.
 - c. **Grounds Report**: Ms. Knaub informed the board the playground mulch has been installed at the park. York County is scheduled to begin construction of the new head wall at the park, where the drainage pipes run under Lakeland Crescent. Ms. Knaub will also include a shoreline maintenance statement in the Currents, identifying the best management practices for a healthy lake shoreline.
 - d. **Stormwater Committee Report**: There were no updates from the Stormwater Committee.
 - e. **ARC**: There have been two new ARC requests approved since the last meeting.
 - f. **Covenants Compliance**: Ms. Knaub reported the June inspection has been completed. Future citing of roof mold will include photos which will be retained for documentation.



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g. Treasurer's Report: The board reviewed the June Treasurer's Report. Four assessments remain unpaid. Ms. Knaub reported the financial review has been completed for 2022. The accountant recommended no changes to current procedures.

5. **Old Business**:

- a. **Message Boards**: Ms. Knaub reported the new message boards have been ordered.
- b. **White Brick Walls**: Ms. Knaub forwarded the board the entry monument repair quotes for review.

6. **New Business**:

- a. **New Board Member Appointment**: Ms. Barnett is resigning her position on the board, effective July 1, 2023. Ms. Brynildsen made a motion to appoint Ms. Heather Roberts for the remainder of Ms. Barnett's term, which was seconded and unanimously approved. Ms. Roberts also agreed to replace Ms. Barnett as WCHA Secretary.
- b. **Community Security Camera Program**: Ms. Knaub briefed the board on Flock Security license plate readers and associated fees. The board decided not to pursue purchasing them at this time.

7. **Adjournment**: The meeting adjourned at 7:59pm. The next meeting will be held July 13, 2023 at 6:30 pm. There will not be an August meeting unless an urgent matter arises.

Genny Barnett, WCHA Secretary