



Woodlake Crossing Homes Association

Board of Directors Meeting Minutes September 12, 2024

1. **Call to Order-** The Woodlake Crossing Homes Association monthly Board of Directors (BOD) meeting convened at 6:33 pm. The meeting was held virtually on Zoom.
 - a. Personnel in attendance:
 - i. Patrick Forys, President
 - ii. Rick Thompson Vice President,
 - iii. Heather Roberts, Secretary
 - iv. Dianne Brynildsen, Treasurer
 - v. Steve Murabito, Member-at-Large
 - vi. Sarah Knaub Communications Coordinator / Association Manager
 - vii. Martha Steppe-Covenants Compliance
2. **Homeowner Forum-** There were two homeowners present who addressed the board.
3. **Approval of Minutes-** Ms. Brynildsen made a motion, which was seconded and unanimously approved to approve the minutes from the July 11, 2024 meeting.
4. **Committee Reports**
 - a. **Communications Coordinator Report-** The newsletter will go out this month. The message boards will be changed.
 - b. **Social Committee Report-** Ms. Brynildsen reported there are fall park events coming up that will be shared on Facebook.
 - c. **Grounds Report-** Ms. Knaub reported that an area in the park will be aerated and seeded. The park continues to be watered as needed.
 - d. **Stormwater Committee Report-** Mr. Thompson reported the gate was opened in July. The board discussed the algae situation at the lake. The board requested Ms. Knaub have a representative from a lake management company inspect the lake.
 - e. **ARC Report-** Ms. Knaub reported there are two new requests.
 - f. **Covenants Compliance-**Ms. Knaub updated the board on the most recent inspection.
 - g. **Treasurer's Report-** Ms. Brynildsen reviewed the Treasurer's report for July and August. All assessments have been paid.
5. **Old Business**
 - a. **none**
6. **New Business-**
 - a. **GMM Planning-**The meeting will be held on November 14, 2024 at 7:00 pm in the THS Kiva. The slide presentation will be updated. The budget will be proposed.



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- b. **Executive Session**-A motion was made at 7:40pm to go into executive session. The board returned to general session at 8:37 pm. Upon returning to regular session, the following motions were made, seconded and unanimously approved:

 - i. A homeowner who constructed a third outbuilding without ARC approval will be given one year, or until the property is sold, whichever comes first, to bring the property into compliance.
 - ii. A homeowner with continuing violations who is currently being assessed non-compliance charges will be given until Oct. 1 to remedy the violations or the board will request their attorney file a Motion to Show Cause.
 - iii. A homeowner who requested a revision to the Compliance Inspection Form provided with his Resale Disclosure Packet regarding the compliance status of an outbuilding will be provided with the requested revision.

7. **Adjournment**- The meeting adjourned at 8:40 pm. The next meeting will be held October 10, 2024.

Minutes provided by Heather Roberts, WCHA Secretary