

Minutes from Woodfield Estates HOA 2022 Annual Meeting (via Zoom)

Date: 24 October 2022

Board Members Present: John O’Conner, President (2024), Claudia Schaffner, outgoing board member at large (2022), Warren Devine, Secretary (2023), Juliana Alspaugh, outgoing member at large (2022), Juliet Kwayke, Treasurer (2023)

Homeowners present: 2514, 2527, 2402, 2305, 2517, 2401, 2413, 2306, 2532

Voting by proxy: 2301, 2307, 2529

- I. John called the meeting to order at 6:03 pm.
- II. Quorum was established with more than 8.04 (12%) of lots represented.
- III. Agenda overview.
- IV. Budget.
 - a. John went over all of the items in the annual budget.
 - b. No comments were made concerning the budget.
 - c. Sheryll moved to approve the budget; David seconded the motion. Passed by show of hands.
- V. Projects completed in 2022
 - a. John reviewed the list of projects completed:
 - i. Work party for fallen branches in central open space
 - ii. Neighborhood picnic
 - iii. Hazard tree cleanup
 - iv. Storm water inspection report for city
 - v. Addition of solar lighting at entrance signs
- VI. Outstanding projects
 - a. Cleanup of gravel drive at playground access road. It was not in the budget for this year, but work including new gravel is planned for spring of 2023.
 - i. One comment from 2418: Do we plan to put down additional gravel by the pump station in the NW corner? This question was not answered, but the board will look at the issue, as new gravel also is needed at the playground access road.
- VII. New Business
 - a. Storm pond maintenance. We are considering alternatives for regular maintenance work and for cleanup of the highest storm pond (at the center of the loop). Juliana got a bid for the work, but a final decision has not been made yet.
 - b. The issue of crime on the loop was discussed. 2305 asked about security cameras. Cameras were indeed purchased several years back and installed near Don’s house, but they are no longer active.
 - c. Snow plowing by contract. Juliet has been working on getting estimates for contracts on snow plowing, because the city is typically very slow to plow our loop after heavy snows. Also, some individuals are not able to plow their driveways, so it would be nice if the contractor could also do that for specific

homeowners who wanted to pay for it. From one contractor (J.I.T.), she got an estimate of \$439.00, plus the cost of de-icer, to have the whole loop plowed. Individual driveways could be plowed at \$70 each, with a minimum of five. This company would be under contract to plow in the event of snow, but they only charge if they do plow, which is done if it snows 4+ inches. Various questions were raised about this process, so Juliet said she would check with other companies so that we can compare the different policies they have. Juliet will send details to Warren to distribute to the homeowners via email.

VIII. Elections

- a. Elections were not held because no homeowners were nominated to run for board positions.
 - i. The board can fill vacant positions and will send out an email to see if anyone is interested.
- IX. Claudia moved to adjourn at 6:39; Juliet seconded; motion passed by show of hands.