

Minutes from Woodfield Estates HOA 2023 Annual Meeting (via Zoom)

Date: 30 October 2023

Board Members Present: Juliet Kwayke, outgoing President (2023), John O’Conner, Treasurer (through 2024), Warren Devine, outgoing Secretary (2023)

Homeowners present: 19 homeowners present, 6 by proxy

- I. Juliet called the meeting to order at 6:05 pm.
- II. Quorum was established with more than 8.04 (12%) of lots represented.
 - a. 28.3% were present.
- III. Approval of last year’s general meeting minutes.
 - a. John O’Conner moved to approve. Juliet Kwayke seconded. Passed with all in favor.
- IV. Budget (Treasurer’s report).
 - a. John O’Conner (Treasurer) described our current financial status and our remaining expenditures expected for 2023.
 - b. Treasurer went over the proposed annual budget for 2024.
 - c. Treasurer proposed we raise annual dues from \$250 to \$262, which is within the CCR’s 5% annual increase limit. He stated this will gradually help to build up our playground improvement fund.
 - i. A discussion on the playground condition, liability, and possible options for playground improvements ensued.
 - ii. The Treasurer explained how our bank account was reduced from nearly \$30,000 to nearly nothing by management costs during the period when we had Vantage as our management company. A brief discussion of the management company ensued.
- V. Projects completed in 2023
 - a. John reviewed the list of projects completed:
 - i. Playground access road was improved.
 - ii. Annual picnic was held even though most board members were busy that day.
 - iii. Stormwater pond report to city was filed.
 - iv. Front entrance was cleaned up and stolen solar lights were replaced.
- VI. New Business
 - a. Lighting at the entrance was discussed. Having electricity run out there would be prohibitively expensive (well over \$10,000) according to a past estimate we got.
 - b. Lighting at mailboxes was discussed. John O’Conner noted that security at our mailboxes did not seem to be such a problem anymore, since we replaced them.
- VII. Elections
 - a. Three board positions needed to be filled. Warren Devine and Juliet Kwayke are leaving the board because their terms are expiring. Robin Rosen-Evans is resigning.
 - b. Sheryll Apte volunteered for one of the 3-year terms.

- c. Don Silver volunteered for the second 3-year term.
 - d. Sandi Stegman volunteered for the 2-year term.
 - e. Eleanor Winkler called a vote. Donna Snow seconded. The vote was unanimous in favor of the three volunteers filling the three vacant board positions.
 - f. Eleanor Winkler volunteered for the playground committee.
 - g.
- VIII. Sandi Stegman moved to adjourn at 7:05; Donna Snow seconded; motion passed by show of hands all in favor.