

Woodedge Village Home Owners Association - Annual Meeting

Saturday, January 10, 2015
10:00

Annual HOA Open Meeting

Meeting Date: 10-Jan-2015

Meeting called to order at 10:06am closed at 11am

Attendees:

- John Pavliska
- Greg Judkins
- Ron Will
- Greg Prince
- Linda Camp

Board Members

- Virginia Chamberlain (Pres)
- Karen Mayberry (V-Pres)
- Debbi Jancaitis (Secretary)
- Mark Smith (Treasurer)

The meeting was called to order at 10:06 am by Virginia Chamberlain and everyone was welcomed to the annual board meeting.

We started the meeting with a Financial review of 2014

- Ended the year in the POSITIVE
- All contracts were renegotiated in 2014 and are in place for 2015
- 1st time we really have officially closed out a year - currently about 6 more bills to deal with (1 big one for street lights)
- Once complete, we will have reserve that will be transferred to savings - which will give us a good healthy savings for the first time in several years
- 2015 budget has been set
 - Budget includes doing some updates for both entrances along with sprinkler repairs -- LOOKING FOR IDEAS from residents - what would YOU like to see as you come in to the sub-division??

- Increase added in to 2015 budget for Centerpoint - to cover increase on street lights (non-negotiable)

We talked about the fact that we need additional board members.

- Virginia will continue as President
- Karen Mayberry will continue as Vice-President
- Mark is stepping down as Treasurer - he will continue to help out in other ways but will no longer be a voting board member.
- Debbi volunteered to take over in the position of Treasurer.
- Need volunteer for Secretary
 - Linda Camp volunteered to fill the Secretary slot
 - We will see if there are any other volunteers at the monthly board meeting (Jan 17th) and finalize the board for 2015 at that meeting.
- Need additional one or more voting members for the board - in order to 'pass' or approve any spending or activities, there need to be at LEAST 4 voting board members so having 5 or 6 official board members allows for times when one board member can't make the meeting. These are **volunteer** positions, generally involves one monthly meeting (third Thursday of the month, 7pm) with adhoc meetings as required. Commitment needs to be either one year or two years depending on the position.
 - Ron Will volunteered to fill one of the open slots
 - We will see if there are any other volunteers at the monthly board meeting (Jan 17th) and finalize the board for 2015 at that meeting.
- Board to confirm with Melissa Neumann and Tanya Castellano about their volunteer positions - Melissa is currently chairperson for the Playground (separate funds); Tanya is chairperson for Clubhouse rentals.

We opened the meeting for general questions / comments

- In 2015 we will be looking at setting up for an increase in HOA dues starting in 2016. In order to put it in to effect, we need to poll the residents and we need 51% acceptance signatures, all have to be collected within one month. We will be talking at the next monthly board meetings to put plans in place for this.
 - For 2014, down to only 7 residents who are in arrears for HOA dues
- Pool hours / income - in order to increase pool usage and income, thinking of opening up 'membership' for the pool during the summer for neighboring

subdivisions that do not have pools - examples are Schroeder Oaks, Tallowood.

- Greg proposed having a separate Google phone line for Clubhouse rental calls - will discuss more in first monthly board meeting.
- Greg gave the board draft of standard letter he would like to start using for home resales (new residents) - Linda Camp proposed there should be a variation of the letter going to the non-resident home owners (when home is rental).
- Tennis courts are NOT useable at this time; looking to put up sign and additional locks to keep people out. When the budget reserve gets better, will look in to resurfacing the courts so they can be opened back up for use.
- Ron Will asked if there were rules for solicitations - board will look into it.

Meeting was closed at 11am with a reminder to everyone that first official board meeting for 2015 was scheduled for January 17th at 7pm and all are welcomed.