

WOODSTREAM HOMEOWNERS ASSOCIATION (WHOA)
BOARD OF DIRECTORS MEETING MINUTES
TUESDAY, JANUARY 28, 2014

The following WHOA Board members were present:

- Michael Hoover, President
- Elizabeth Ogden, Treasurer
- Vanessa Hohenwarter, Secretary
- Steve Kewer, ACC Co-chair
- Carol Robinson, ACC Co-chair
- Stu Funk, Director

A quorum of five or more members of the WHOA Board of Directors is required to conduct official business. A quorum being present, the President called the meeting to order at 7:10pm.

AGENDA

(1) Approval of the September 2013 Board Meeting Minutes

President Hoover made a motion to approve the September 2013 Board Meeting Minutes. The motion was approved unanimously.

(2) Approval of the Annual Meeting Minutes

President Hoover made a motion to approve the minutes of the Woodstream Homeowners Association 2013 Annual Meeting, held on Tuesday, October 29, 2013. The minutes were approved unanimously.

(3) Treasurer's Report

Treasurer Ogden discussed the financial reports for October, November and December 2013. At the end of 2013, WHOA ended with \$42,662 in the checking account, and it was agreed to move \$15,000 of that to the capital reserve fund. The Treasurer also noted that the cost of the HOA's insurance policies have just gone up.

As for the annual audit, the Treasurer noted that our accounting firm merged and that she is going to speak with her point of contact to ensure that we can go with the same fee structure for this year as last year.

A motion was made to approve the October, November and December financial reports, and the proposed 2014 budget. All were approved unanimously.

(4) ACC Report

ACC Chairman Steve Kewer reported no requests for ACC approval of home improvements, and he noted that residents generally do not do such work in the winter.

The Board discussed the lack of snow shoveling of the public walks by some residents.

(5) Secretary's Report

Board Secretary Vanessa Hohenwarter announced her pending resignation from the HOA Board because of her pregnancy.

The Secretary also noted that some residents have been sending their HOA dues to the HOA post office box instead of directly to MJF Associates. The Treasury will ensure that all dues are forwarded to MJF, and a reminder will be placed in the next HOA newsletter.

(6) President's Report

A large outstanding HOA dues balance and possible solution to collect the debt was discussed by the Board in executive session. A motion was made to authorize the HOA President to negotiate a settlement with the homeowner in question within 90 days.

The President discussed the need for a special assessment for townhouse street repaving and erosion control on the HOA common property. The Board's sentiment is to support a special assessment if it would stop the annual 5% increase in the standard HOA dues.

(7) New Business

Annual Spring home inspections planned for April, with letters going out in early May.

A motion was made and approved to thank Vanessa Hohenwarter for her service as Board secretary. The Board wishes her and her husband and two future offspring health and happiness.

(8) Adjournment

The next Board meeting will be held at Steve Kewer's house on February 25, 2014 @ 7pm.

Having received no indication of further business to be conducted and with no objection from the Board, the meeting was adjourned at 8:43pm.