

Woodlands Winding Brook HOA

Annual Homeowner's Meeting

October 13, 2016

The meeting was called to order at 7:00 pm in the chapel at Sherwood Oaks Christian Church by Board President Cindy Johnson.

In attendance were board members Cindy Johnson, President; Randy West, Vice President; Elizabeth Starr, Secretary; Ken Shafer, Treasurer; and Sherry Jeffers, At-Large. Property Manager Dave Thornbury was present for the first half of the meeting to give his report. Financial Manager Carolyn Brown was present for the second half of the meeting to assist with elections. A sign-in sheet was passed around to homeowners to verify their contact information; homeowners present homeowners were present and introduced themselves to the group.

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Voting procedures for new board members was explained and envelopes for ballots handed out to be prepared.

Board attorney Ted Ferguson gave an update on the misappropriation case filed against the former financial manager. A complaint was filed with the Bloomington Police, who in turn contacted the prosecutor's office. The prosecutor filed criminal charges of felony theft. The pretrial hearing originally scheduled for September 17 was continued until October 15 at 3:00 pm. The purpose of the hearing is to identify witnesses and exhibits. It is not unusual for there to be several continuances before trial is scheduled. The HOA insurance company is also pursuing civil charges to recoup as much money as possible.

Secretary Cindy Johnson presented the minutes from 2015 Annual meeting. Randy West moved to accept them; Jeanette Clausen 2nd. Approved.

Outgoing president Barbara Bunch presented a review of the last few years. After many instances of flooding, all the gutters were replaced with covered gutters, which has reduced insurance claims significantly. All deck railings were replaced and brought up to code and horizontal surfaces power washed and sealed. All buildings have been stained – a 4 year project. Jenny Kander, the previous property manager retired in January; she was replaced by Tony Somes effective 2/1/15. Tony declined to renew his contract and Tempo Properties was hired effective 8/1 as new manager with a 1-year contract.

Carolyn Brown was hired as new financial manager in December, 2014. Due to her diligence, the misappropriation was discovered and she worked with the bank, prosecutor, and insurance company to

clean up the books. New monthly financial statements include the check register in addition to profit/loss statement. An outside auditor from Stampfli and Associates will be hired to confirm the reports once the internal audit has been completed. All homeowners were sent statements detailing past due accounts- beginning January 1, late fees and interest will be enforced, per the bylaws, on all delinquent accounts.

Edward Gubar, Jeanette Clausen, and Judy Schmidt made up the nominating committee for elections. They explained the procedures for voting. There were 4 candidates: Elizabeth Starr, Ken Schafer, Randy West, and Connie Beckwith. Each candidate presented a statement of their qualifications and reasons for being on the board – Edward read Ken’s statement as he was unable to attend due to a family emergency.

Ballots were placed in individual envelopes for each living unit. Unit numbers were checked by Carolyn Brown against a list of delinquent accounts – those that were delinquent were discarded. Accepted envelopes were opened and ballots placed in a separate bag to assure anonymity. Ballots were opened by Cindy Johnson, verified by Steven Cook, and recorded on a tally sheet by Jeanette Clausen. The final tally was:

Elizabeth Starr – 31

Randy West – 29

Ken Shafer – 23

Connie Beckwith – 22

The nominating committee was thanked for their many hours of work. New board members will join the current board at the November meeting and take office in January, when the new board will vote for officers. Resident Ken Cantu thanked the board members who are finishing their terms for their service to the community.

A working budget was presented for 2015-16. No major projects were included in the budget; it was decided that the new board should have input on this. Items discussed to be included would be hiring of a grounds consultant (such as Soaring Eagle) to advise the board on a long-range plan for maintaining and replacing plantings, including trees. An inspector is to be hired to inspect the buildings to help in planning long-range improvements; 1 of 3 bids have been received for this.

The meeting was adjourned at 9:15 pm.

Respectfully submitted,

Cindy Johnson