

Woodlands Winding Brook HOA
Called Board Meeting Minutes

November 29, 2018

7:00 pm Conference Room, Noodles & Company

- I. **Welcome/ call to order.** The meeting was called to order at 7:04 pm. Notes for called Board Meeting Nov. 29 2018. Board members present: Cindy Johnson, President; Jeanette Clausen, Vice President; Elizabeth Starr, Secretary; and Linda Blair, Treasurer. Homeowners present: Connie Beckwith, Michael Butcher, Donna Davis, Joshua Dennis, Doris Hahn, Lucy Kamstra, Kriste Lindberg, Keith Mize, Aran Mordoh, Matthew Odle, Ken Schafer, Linda Scott, Steven Wennerberg, Diane West, and Randy West.
- II. **New business: Property management search.** Cindy reminded homeowners that Mackie Properties gave us less than 60 days' notice at the last regular meeting. Cindy also reminded homeowners of the extensive search process the Board had conducted earlier this year. One of the firms interviewed this spring had already reached out to the Board expressing interest in again being considered. Homeowners also expressed interest in other possible candidates. **Elizabeth moved, seconded by Linda, that we ask [Company A] for an RFP and if they are so inclined, we schedule interviews with them, and if not, we enter into contract negotiations with [Company B]. This was approved.**
- III. **New business: Budget and fees for 2019.** Linda presented several different examples of a 2019 budget with no fee increase, with a \$20 per month fee increase, and with a \$40 per month fee increase. Cindy listed several items that had been removed from the budget to cut expenses, such as the donation to Sherwood Oaks for use of annual meeting space and gifts for illness and sympathy. She also reminded us that financial management fees will go down substantially in 2019, as Carolyn will be finished with the imaging project. There was some discussion of whether fees could be raised on garages. The Covenants make it clear that garage fees are meant to pay for the electricity usage of garages only and currently more than cover electricity usage. There was some discussion of big ticket items that may be coming, such as roof replacement vs. repair / restoration. **Linda moved, seconded by Jeanette, that we increase fees by \$20 per month on the residential units for 2019. This was approved. -- Linda moved, seconded by Jeanette, that we approve the budget reflecting the \$20 per month fee increase and a secondary budget for the reserve fees. This was approved.**

The meeting was adjourned at 8:45 pm.

Respectfully submitted,
Elizabeth Starr
Secretary, Woodlands Winding Brook HOA