Woodlands Winding Brook HOA

Special Called Meeting

November 17, 2020

The meeting was called to order at 7:01 pm by President Ken Shafer. He announced that the sole purpose of the meeting was to establish the logistics for the Special meeting to be held on December 3 to vote on whether to remove Ken Shafer from the board. No recording of this meeting is allowed.

Those present:

Board members Ken Shafer, Ed Gubar, Connie Beckwith, Brian Dahlberg, and Cindy Johnson

Mackie representatives Matt Carter, Rachel Joseph, and Chelsea Hendren

Homeowners Aran Mordoh, Jeannie Piatt, Diane and Randy West, Dan McQuillen, Donna Davis, Cathy Brown, Ranji Abraham, Jeanette Claussen, Shelley Taylor, Valerie Grim, Alessandra Ferrerio, and Allen Haney.

Homeowner comments regarding the meeting on December 3 were from Aran Mordoh, Allie Ferrerio, Shelley Taylor, and Dan McQuillen.

The special meeting will be held on December 3 at 7 pm. A mailing will go out announcing the meeting and stating the agenda. A new zoom URL will be sent.

Tentative agenda:

1.Call to order by VP Ed Gubar, who will preside over meeting

2. Reading of the homeowner petition by acting secretary Cindy Johnson

3. Response by Ken Shafer

4. Homeowner comment period of 45 minutes spread out evenly among the number of residents wishing to speak, chosen at random.

5. Vote on removal. Rachel from Mackie will tabulate, along with Aran Mordoh and Cindy Johnson.

6. Nominations from floor via chat and election of new board member if needed.

Voting procedure will be by chat, which will provide a written log of the voting. Homeowners must be visible on camera to verify identity when voting. Proxies will be voted by the designee via chat. Unit numbers to be written in the chat along with the vote. Ed moved that these voting procedures to be accepted, Brian 2nd, measure passed 5-0.

Mackie will accept proxies by email (to Rachel), mail to their PO box, or dropped off at their office. They hold the proxies and send copies to Carolyn to verify eligibility to vote for both the assigner and assignee, and they must be in “good standing” as of November 30. Proxies must be received no later than midnight on November 30, 2020. Ken moved, seconded by Ed to accept this method. Passed 5-0

A mailing will be sent to homeowners via certified mail which will include the agenda, instructions for voting, and proxy. Mackie will send out the mailing no later than Friday, November 20th. Cindy moved to accept this, seconded by Ed, approved 5-0.

If vote is for removal, nominations will then be accepted from the floor via chat to fill the vacancy. Nominee must be present and in good standing. Nomination must be seconded. Vote by chat to follow with the same rules as previous vote. Nominee with the most votes will be elected. A quorum (22) must be present to proceed with a vote. Ken moved, Brian 2nd to accept , passed 5-0

In other business, Brian moved, 2nd by Ed, to authorize $5000 for shrub removal this fall. After discussion, it was decided to delay removals and concentrate on catch basin cleaning and grading for now. Motion defeated 5-0.

The meeting was adjourned at 8:59 pm.