

Woodlands Winding Brook HOA
Annual Meeting Minutes 10/14/21

The zoom meeting was called to order by President Ken Shafer at 7:09 pm. He announced that there were to be made no recordings of the meeting.

Attendees included:

Board Members: Ken Shafer, Cindy Johnson, Connie Beckwith, David Zaret, and Brian Dahlberg. Mackie Properties: Chelsea Hendren and Rachel Joseph
Homeowners: Allie Ferrerio, Aran Mordoh, Cathy Brown, Cathy Stone, Donna Davis, Jeanette Clausen, Jeanette Schuler, Kriste Lindberg, Leslie Blaha, Malcolm Webb, Randy West, Ranji Abraham, Shahana Ansari, Shelley Taylor, Valeri Grim, and Julie

Ken certified that there were 12 proxies received, some of which were ineligible as homeowner was not in good standing.

The notice of the meeting and packet was mailed on September 30 to all homeowners.

Minutes from 2020 annual meeting were sent with packet. Ken moved to accept, David 2nd, approved by board and majority of homeowners.

The President/Financial Report showed that most of the special assessment for capital replacements went towards 5 residential roofs and 2 garage roofs. There should be \$60,000 - \$80,000 left in cash at the end of the year, depending on what bills come in.

Property Manager Report was also included in the packet. Tasks completed include repainting of parking lines and numbers, shrub removals, 2nd phase of grading, pest remediation, exterior sewage line repaired, working with structural engineer for front stoop repairs and civil engineer for drainage issues. Concrete sidewalk repairs are ongoing. There was a successful neighborhood cleanup day in June.

The floor was opened up for questions for the two candidates for the board, Aran Mordoh and Ranji Abraham. They each presented a brief biography and answered many questions from homeowners.

Since there were only two candidates for three open positions on the board, the vote was made by acclamation. Aran Mordoh and Ranji Abraham were both elected.

Final comments from Chelsea Hendren of Mackie Properties, who announced they would be leaving the Woodlands as of January 1, 2022. The new board will work on finding a new property manager.

Ken moved to adjourn the meeting at 9:04 pm. Cindy 2nd.

Respectfully Submitted,

Cindy Johnson, acting Secretary.