

Woodlands Winding Brook HOA

Special Meeting

December 2, 2021

The zoom meeting was called to order at 7:11 pm by acting president David Zaret. He announced that there were to be no recordings of the meeting and that voters' faces must be seen when they were voting.

Those present included:

Board members David Zaret, Connie Beckwith, Brian Dahlberg, Cindy Johnson

Property Manager Matt Carter

Homeowners present: Aran Mordoh, Donna Davis, Allie Ferrerio, Shelley Taylor, Leslie Blaha, Caroline Alomar, Sofia McDowell, Valerie Grim, Peter Krstanovski, Malcolm Webb, Jeanette Clausen, Cathy Brown, John Stavick, Jovanka Nikolic, and Randy West

Secretary Cindy Johnson confirmed that 17 proxies were received by the property manager, 16 in good standing and 1 invalid due to late arrival and no signature.

Secretary Cindy Johnson confirmed that all but 2 of the residents present were in good standing. Their two votes would be deducted from the total at the end of voting.

Secretary Cindy Johnson verified that a quorum (20%) of homeowners were present, either in person or by proxy.

Acting President David Zaret presented the board's rationale for revoking the Special Resolution that was passed on October 10, 2019:

- 1) There were procedural irregularities in the October, 2019, vote, led by then-president Sarah Taylor, who was the largest beneficiary of the resolution.
- 2) The 2019 Resolution made the Association responsible for basement slabs, which is not in the covenants. Three different legal opinions verified that the covenants do not say the association is responsible for the slabs.
- 3) There was no clear cost analysis in the 2019 Resolution as to what the repairs would cost and how it would be funded.

- 4) There was no clear scope of responsibilities in the 2019 Resolution and what it would cover, opening the door to arguments about what was covered and many legal fees to resolve these issues.
- 5) A very small number of homeowners would benefit from this resolution, unlike roofs which affect all homeowners. There was no limit to the costs resulting from the resolution in addition to legal obligations incurred. The board felt that this cost and scope of possible work was unlimited and untenable for all homeowners to have to bear.

At 7:34 pm, Board member Brian Dahlberg moderated a lively discussion among the homeowners about the pros and cons of the resolution.

At 8:25 pm, the roll call of homeowners by unit number commenced. An Aye vote was to revoke the 2019 Resolution and a Nay vote was to retain the Resolution. Board Member Connie Beckwith called the roll by unit number, with Secretary Cindy Johnson and Property Manager Matt Carter recording the votes. The final tally was 19 Aye to revoke and 13 Nay to retain with one abstention. One Aye vote and one Nay vote were deducted due to ineligible homeowners, so the final total was 18 Aye and 13 Nay to revoke the 2019 Special Resolution.

David moved and Cindy seconded to accept the result of the voting. The 2019 Special Resolution was revoked immediately.

David thanked the homeowners for their involvement and expressing their thoughts and opinions on the matter at hand.

The meeting was adjourned at 8:43 pm by acting president David Zaret.

Respectfully submitted,

Cindy Johnson
Acting Secretary