

Open Board Meeting Minutes

Woodlands Winding Brook HOA

February 10, 2022 @ 7:00 pm

Location: Zoom (<https://iu.zoom.us/j/751436210>)

Zoom Meeting ID: 751436210 (no password)

Meeting Minutes taken by Brain Dahlberg. Some details blank or incomplete note taking that Aran Mordoh had to amend before approval by the board at the August 11, 2022 open board meeting.

In attendance: Board members Brian Dahlberg, Aran Mordoh, Shelley Taylor

Homeowners Cathy Brown, Dan McQuillen, Randy West, Jeanette Clausen, Cindy Johnson, Kenneth Shafer, Kriste Lindberg, Lisa Meuser, Jeanette Schuler, Louisa James, Peggy Billeck, Julie Mirise, Laurie Miller (financial manager), Blair Beavers, Valarie Grimm, Alessandra Ferrerio

Meeting called to order by Brian Dahlberg at 7:03pm

Brian moved to have minutes approved.

Minutes from Dec 2021 were reviewed by the board

Brian moved to approved, Aran seconded. Motion approved 3 to 0.

Other minutes were tabled.

3. Executive session held earlier on 2/10/22

Zoom protocols

Onboarding Shelley Taylor

Ways to handle residents behind on fees

4. President's report

Brian approved a bid to have a handicap spot

There is a link provided to allow residents to provide feedback to the board: Advice Link:
<https://forms.gle/QzhtdELnvPShMTAs8>

5. Financial Manager report by Laurie Miller:

Laurie introduced herself.

6. Operations report given by Aran

Entry signage installation is complete.

Work on the roof of building 1 is complete

Work on building 5 is paused due to weather

Work on the ADA re-marking near building 1 is delayed due to weather

7. Tabled Business

Approval of minutes of regular open board meeting, Nov. 2021

Approval of minutes of regular open board meeting, Jan. 2022

(still waiting to receive these documents)

8. Old Business

Approval of Dec. 2021 meeting minutes

9. New Business

Electing board members described by Bryan. Bryan asked folks who are interested in being on the board. Clarified that Shelley's Taylor was appointed to the 3 year board term. Julie Mirise introduced herself as a potential board member. Board discussed Julie's candidacy. Brian moved to appoint Julie to the term ending in Dec 31st 2022 and Aran Mordoh seconded. Motion was carried 3 to 0.

Board officers are needed: secretary, treasurer and president. Discussion was closed pending onboarding new members.

Approval of chimney work on building 1 was discussed. Brian moved to allocate _____. Motion passes 3-0-1 with Aran Mordoh abstaining. ~ Brian didn't specify the amount in his notes above. Amended by Aran Mordoh as President of the board that this motion was to approve chimney work for buildings 1 & 5 at the cost of \$3,836 per building at a total cost of \$7,672.

Committee appointments discussed. Aran introduced Blair Beavers, who is a naturalist for Johnson County SWCD, and Kriste Lindberg, who is also a conservationist. The board unanimously approved these two members to Building and Grounds Committee.

GNL properties and Jamar Properties MOU were viewed and discussed. These managements would be interim property managers for a period of 3 to 6 months. GNL has no flat fee but \$60/hour/person. 37 hours a month is the break-even point for GNL. Board members discussed wanting more information about Jamar's previous role as our manager and also wanting more info on GNL. Brian motioned to table the discussion and Shelley seconds. All voted in favor.

Brian moved at 8:12pm to table remaining items, including homeowners' comments.

Vote to adjourn taken at 8:14pm