

**MINUTES OF SPECIAL MEETING
WOODLANDS WINDING BROOK HOMEOWNERS ASSOCIATION, INC.
THURSDAY, MAY 11, 2023 7:00 P.M.
AT SHERWOOD OAKS CHRISTIAN CHURCH**

The special meeting to vote on whether to remove or retain directors Aran Mordoh and Shelley Taylor was called to order at 7:00pm by at-large board member Valerie Grim.

Attending board members: Shelley Taylor, Aran Mordoh, Valerie Grim, Shahana Anasari , Lisa Meuser

Professionals: Jamar Property Management, LLC: Tonya Myles, Chasity Newlin, Ashley Dowdy, James Eiermann; McAuley Law LLC: Jason McAuley

Officers: Deputy Hoffman and Deputy Hamilton

In-person attending homeowners: Lucy Kamstra, Robert Graves, Everest K Mize, Connie Beckwith, Jeanette Clausen, Susan Frew, Peter Krastanovski, Donna Davis, Karolina Serafin, Lilian Arroyo, Kris Kuntz, Randy West, Kenneth Welch, Sherry Jeffers, Connie Smith, Malcom Webb, Peggy Billeck, Luck Billeck, Rebecca Cobb, Mathew Odle, Susan Seitzinger, Kriste Lindberg, Brian Dahlberg, Ashish Gupta, Miguel Lopez, Jeff Cupp

Zoom attending homeowners:

Jeff Cupp, Cathy Brown, Jeanette Schuler, Brett Haviland, Caroline Alomar, Jeanie Piatt, Donna Sembroski (a technical difficulty with Zoom being muted accidentally for the first 10 minutes of the meeting, which was fixed as soon as it was identified).

1. Welcome from presiding board member Valerie Grim and explanation of the items on the agenda for tonight.

At large board member Valerie Grim Presided over the meeting and explained the meeting agenda before starting. The petition, responses to the petition, meeting notice and proxy forms had been mailed by USPS to all homeowners three weeks prior to the meeting.

2. Petitioners speak in-person first, second any zoom attendees (3 minutes each)

Petitioners who spoke: Kris Kuntz 2307, Brian Dahlberg 2364, Connie Beckwith 2348, Jeanette Clausen 2374, Jeanette Schuler 2389 read via proxy Jeanette Clausen, Randy West 2339, Donna Davis 2352, Keith Mize 2350, Robert Graves 2350, Ashish Gupta 2346, Carolina Serafin 2360

3. Directors named in the petition speak (3 minutes each)

Named Directors who spoke: Shelley Taylor 2293, Aran Mordoh 2393

4. Other directors speak (3 minutes each)

Board members who spoke: Valerie Grim 2297, Shahana Ansari 2315, Lisa Meuser 2388

5. Any other homeowners speak ~ in-person first, second any zoom attendees (3 minutes each)

Other homeowners who spoke: Rebecca Cobb 2392, Sherry Jeffers 2295, Kriste Lindberg 2354, Malcolm Webb 2319, Susan Sietzinger 2341, Kristen McFarland and Drew Buschorn 2384 read via proxy Lisa Meuser, Robert Graves 2350, Brian Dahlberg 2352

6. Voting

Valerie Grim explained the rules for voting. There will be a 10-minute break. During the break, each homeowner would get a ballot from Tonya with Jamar (who would check them off the homeowner list for verification purposes). The homeowner would then put their confidential ballot into the ballot box faced down. The homeowners may then also put any proxy votes they have into the ballot box (votes are indicated directly on the proxies). During this break, homeowners may call their proxies to confer with what they want their proxy vote to be. A disability accommodation request was honored by allowing a hybrid style meeting where homeowners could attend, listen, and publicly comment either in-person or by Zoom.

In the presence of all attendees, there were three independent counts of the votes for comparison by:

1. Board member, Shahana Ansari
2. Legal counsel, Jason McAuley
3. Property Management Jamar, Tonya Miles

Voting tabulations

26 to 22, in favor of retaining Aran Mordoh to the board

25 to 22, in favor of retaining Shelley Taylor to the board

Pursuant to Article XI, Section 1 of the By-Laws, "A member shall be deemed in good standing and entitled to vote at any annual or at a special meeting of members within the meaning of these By-Laws, if, and only if, he shall have fully paid all assessments made or levied against him and the unit owned by him." There were seven (7) ballots cast by homeowners with assessments that were past due as of May 11, 2023. Those seven (7) ballots were not included in the tabulation of votes. Legal counsel, Jason McAuley, and Tonya Myles from Jamar Property Management, will send emails to these seven (7) homeowners on May 12, 2023, to advise them that because of their past due assessment balance, their ballots were not included in the tabulation of votes.

Board member, Valerie Grim announced the results of the vote to attendees, that Aran Mordoh be retained as a board member, and that Shelley Taylor be retained as a board member.

The voting tabulations and ballots were kept by Jason McAuley with McAuley Law LLC to be scanned and sealed and then delivered to the financial manager to be stored until such time (two years from now) when the financial documents and votes are moved to the board secure locked storage area. The votes will remain sealed unless they are required to be opened for legal cause.

Since there was no vote to remove, no nominations or election was necessary.

The meeting was adjourned at 8:55pm

Lisa Meuser, Secretary.