

Woodbrooke Run HOA Annual Meeting Minutes
January 20, 2022

1. Call to Order by President Jeanne Panka 7:01PM.
2. No Quorum need be established as no voting items proposed.
3. Prior Annual Meeting Minutes approved with no exceptions noted.
4. Jeanne welcomed new homeowners Ron Bauer and Cheryl Bunn; Paul Green and Robin Gallo; John and Karen Wilson; Jeffrey and Mary Kelly.

5. Officer and Committee Reports -

A. President - Jeanne Panka thanked Beth, Hap, Bill, Ray, Bill Baxter and Jim for work done for the community. Jeanne conveyed that the roof cleaner, Ray Crosby, prefers to walk on our roofs to clean them better. Hopefully Ray Crosby will continue providing his service to our community going forward. If anyone objects to Ray's desired way of cleaning their roof, please let Jeanne know.

B. Secretary - Jim Sullivan commented on drains. Jim reminded all of us to help keep the street drains clear of debris, even if the drain isn't in front of our residence. Also, if there is a drain in the back of our residences, even if on golf club property, to try and keep them clear of debris, especially grass cuttings, as it will help to drain our backyard areas during the rainy season. Jim to walk backyard area and note drains. Hap and Jeanne conveyed that the Master HOA is supposed to put an additional street drain to assist drainage in our community. Date and location as yet un conveyed by Master HOA.

In addition, Master HOA is to address the strip of grass that is so unsightly and runs alongside the sidewalk. Jeanne conveyed that a new timer and irrigation PVC pipes will be needed. While Master HOA continues to say this will be addressed, no starting work date has been conveyed.

C. Treasurer - Beth Teffener thanked everyone for their timely quarterly payments. These quarterly payments had to be increased to \$450.00 per quarter due to increases in mulch, lawn maintenance, irrigation, roof cleaning and the need to increase reserves as it is anticipated that our next residential painting will increase. Jeanne conveyed that only 1 other HOA has our low quarterly assessment, all of the other HOAs are higher.

D. Architectural Review - Ray Geisler conveyed that the Master HOA does not convey to him when it approves a request. He asked that we let him know when Master HOA gives its approval.

E. Lawn Maintenance Liason - Hap conveyed that while the Crew Chief, Ben, tries hard, FLC, which we have used for approximately 4 years, is experiencing the same problems that other landscape companies are, difficulty in keeping good staff, resulting in less than acceptable performance. Hap has talked with other HOAs and no one recommends their lawn maintenance company. Hap asked us to keep our eyes and ears open for a replacement company. Meantime, if anyone has an irrigation problem, please email Hap at haptennis@aol.com. And Hap is more than willing to assist with suggestions for plantings, etc.

F. Web Manager- Bill Baxter has taken on this task and is updating our website with maps, pictures, current information and more.

6. Election of Directors - No election.
7. Old Business - Please see Secretary above.
8. Open Forum - Jeanne conveyed that Paul Green has volunteered to assist on the ARC committee. Paul's prior experience on HOA boards will be put to good use. Thank you Paul.
9. Adjournment - President Jeanne Panka adjourned meeting at 8:00PM

Respectfully submitted,
Secretary Jim Sullivan