WOODBROOKE RUN BOARD MEETING
October 20, 2026

1. The meeting was called to order by the President Jeanne Panka at 10:30 am.

2. Attendees:

Board members: Jeanne Panka, Beth Teffner, Hap Parkes, Jim Sullivan, Paul Green, Todd Parker, and 2 homeowners

3. Officer and Committee Reports:

A. President Jeanne Panka: Our Annual Meeting will be held on January 10, 2027, in the Rosedale Country Club Community Room at 3:00 pm. (Mark your calendars!)

B. Treasurer Beth Teffner:

1. End of the year report will be available at the Annual Meeting. It looks like we will have approximately a $2000 surplus going into 2027.

2. Our roof cleaner has been paid 50%.

3. We will determine how much we will put into reserves next year after the budget is completed, but this year we put in approximately $17,000.

4. At this time, we anticipate no increase in dues for next year, but that might change based on rising costs from our vendors.

C. Lawn liaison John Wilson

1. We have a new account representative with Sunrise named Austin Duncan. Austin has been with Sunrise for about a year.

2. John said Austin is trying to "clean up" the tickets.

3. John is working with Austin regarding the attention given to cleaning up after maintenance. John is looking for more accountability from Sunrise regarding this and other topics.

D. Investment liaison Todd Parker: We currently have $121,825 in reserves for future house painting. Todd continues to maintain our Money Market account, as well as oversee our 9 CDs. He also pays the quarterly taxes.

E. Carriage Lights - John Wilson: John has noticed that most of our carriage lights have a great amount of debris from leaves, bugs, etc. He will be purchasing a type of vacuum cleaner that can remove them more efficiently.

4. Old Business - landscape company: most board members were in favor of getting a couple of quotes from other companies which were highly recommended by other HOAs. We still have another year with our contract with Sunrise but can cancel it with sufficient notice. We are also hoping the new account representative will take more of an interest and be on site more often.

5. New Business

A. Roof washing: Hap has been working with a new company called Fleet Kleen. We switched to them because they came recommended by another HOA and they charge less.

Roof washing will begin the week of December 7th. We will send out a reminder but mark your calendars!

B. Mulch: the board would like to apply mulch as soon as possible after the beginning of the new year. We feel that both front and back need mulch. We will be getting estimates.

C. Community upkeep: we would like our homeowners to periodically assess their property to determine if they need to pressure wash the driveways, clean their fences, etc.

6. Open forum: Bill Mashburn asked about the rumor that if we sell our homes, the new homeowners need to become members of the country club. Paul stated that it is just a rumor and is not true.

Meeting was adjourned at 11:40 am

Respectfully submitted,

Jeanne Panka
President