

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
WOODBOURNE HOMEOWNERS ASSOCIATION (THE "HOA")
HELD
FEBRUARY 17, 2021

A special meeting of the Board of Directors of the Woodbourne Homeowners Association (referred to hereafter as the "Board") was convened on February 17, 2021, at 7:00 p.m. via Zoom. The meeting was open to the public.

ATTENDANCE:

Directors In Attendance Were:

Justin Sasso, President
James Meyer, Vice President
Sharon Erickson, Treasurer/Secretary
Alex Crosby, Assistant Treasurer/Secretary
Jeff Lubthisophon, Assistant Treasurer/Secretary
Brittany Rogers, Member at Large
Jeff Hoffman, Member at Large

Also, In Attendance Were:

Celeste Terrell; CliftonLarsonAllen LLP
Susie Ellis; Community Property Specialists
26 Homeowners

CALL TO ORDER:

At 7:00 p.m. the Board called the meeting to order.

Director Meyer made a motion to move the Woodbourne Wave item as the first topic of discussion. The motion passed unanimously.

**PUBLIC
COMMENT:**

Public Comment: Jamie A. introduced the Woodbourne Wave Board. Kim Badger discussed the 2021 Swim Proposal with the Board. There was further discussion between the Woodbourne Wave and the Board regarding details of the proposal, swim practice, concessions, and the pool capacity.

Multiple owners were in attendance and provided their input regarding the Woodbourne Wave.

Following discussion, upon motion duly made by Director Sasso, seconded by Director Hoffman, and upon vote unanimously carried, the Board deferred further Woodbourne Wave discussion to allow for additional information to be gathered.

**COMMITTEE
REPORTS:**

Landscaping:

- i. Pruning from Monster Tree Services in the amount of \$17,100:
The Board determined to defer this item until a third quote is received.

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- ii. Review and Consider Approval of Proposal for Pruning from Bailey Tree:

The Board determined to defer this item until a third quote is received.

- iii. Review and Consider Approval of Proposal for Pruning from Sav-A-Tree:

The Board determined to defer this item until a third quote is received.

Pool/Clubhouse:

- i. Woodbourne Wave Proposal for 2021 Swim Season:

The Board determined to discuss this item at the beginning of the meeting. The discussion is recorded under the Public Comment section of the Minutes.

Design Review Committee: Ms. Terrell reported that there have been six design review requests since the previous meeting.

Covenant Enforcement: Ms. Ellis provided an update on covenant enforcement to the Board.

ADMINISTRATIVE MATTERS:

January 20, 2021 Board Meeting Minutes: Following discussion, upon motion duly made by Director Sasso, seconded by Director Meyer, and upon vote unanimously carried, the Board approved the January 20, 2021 Board Meeting Minutes.

January 31, 2021 Financial Statements: Following discussion, upon motion duly made by Director Sasso, seconded by Director Meyer, and upon vote unanimously carried, the Board approved the January 31, 2021 Financial Statements.

Review Delinquent Accounts: The Board reviewed the delinquent accounts.

Approve Current Claims: Following discussion, upon motion duly made by Director Sasso, seconded by Director Hoffman, and upon vote unanimously carried, the Board approved the current claims.

OLD BUSINESS:

Discuss Investment Options: Director Sasso reviewed the investment options with the Board. No action was taken.

Proposal for Small Monument Sign on Frost from Architectural Signs in the amount of \$40,493.03: The Board determined to defer this item until the Fish Graphics proposal is received.

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Proposal for Small Monument Sign on Frost from Fish Graphics: The Board determined to defer this item until the proposal is received.

NEW BUSINESS:

Discuss Mulch Day and Electronic Disposal Day: The Board discussed Mulch Day and Electronic Disposal Day. Following discussion, upon motion duly made by Director Erickson, seconded by Director Crosby, and upon vote unanimously carried, the Board approved Mulch Day.

Other: Ms. Terrell provided an updated on the Clubhouse pipe-leak, noting that repairs were underway. The Board requested an Emergency Contact Sign be posted in the Clubhouse window.

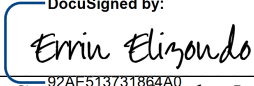
EXECUTIVE SESSION:

Adjourn to Executive Session, if necessary: At 9:51 p.m. the Board entered into Executive Session. The Board exited from Executive Session at 10:02 p.m. The Board discussed violations and delinquent accounts. No action was taken.

ADJOURNMENT:

There being no further business to come before the Board at this time, the meeting was adjourned at 10:03 p.m.

Respectfully submitted,

By 
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 Secretary for the Meeting

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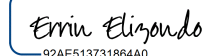
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