

RECORD OF PROCEEDINGS

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

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

ATTENDANCE:

Directors In Attendance Were:

Jeff Hoffman, President
Brittany Rodgers, Vice-President (Via Zoom)
Kit Badger, Treasurer
Errin Elizondo, Secretary
Sheryl Archuleta, Assistant Treasurer/ Secretary (Via Zoom)

Also, In Attendance Were:

Celeste Terrell; CliftonLarsonAllen LLP (CLA)
Susie Ellis; Covenant Enforcement
Bill and Nancy Kendall, Brad and Meghan Champion, and Janie Tschida;
Homeowners

CALL TO ORDER:

The Board called the meeting to order at 7:02 p.m.

**PUBLIC
COMMENT:**

None.

**COMMITTEE
REPORTS:**

Landscaping: Ms. Terrell provided an update to the Board regarding landscaping noting the tree removal and pruning is scheduled for December 20-January 5, weather permitting. She noted that the Ash Borer will be done in the upcoming summer.

Pool/clubhouse: Ms. Terrell reported that she asked Perfect Pools to join the January meeting to discuss the 2022 pool season. There was discussion on the clubhouse cleaning.

Design Review Committee – 3 requests since the October 20 meeting: Ms. Terrell reviewed the Design Review Requests with the Board.

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

Social events: It was noted the Hayride is scheduled for December 18th, and the holiday lighting competition is scheduled to take place the week of December 20th.

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Newsletter items: The Board would like the newsletter to include information on holiday lights, the Hayride, a reminder on architectural control approval, holiday lighting competition, and a call for interior design committee members for upcoming clubhouse projects.

ADMINISTRATIVE MATTERS:

October 20, 2021 Board meeting minutes: Following review, upon motion duly made by Director Hoffman, seconded by Director Rodgers and, upon vote, unanimously carried, the Board approved the October 20, 2021 Board meeting minutes as presented.

October 31, 2021 Financial Statements: The financial statements were not ready in time for the packet. Ms. Terrell will distribute to the Board once complete.

Claims: The claims were not ready in time for the packet. Ms. Terrell will distribute to the Board once complete.

Delinquent accounts: Ms. Terrell distributed before the Board meeting.

Other: None.

OLD BUSINESS:

Internet services at clubhouse: It was noted this project will require removal of concrete slabs. Ms. Terrell will schedule a meeting with a concrete contractor.

Moving reserve cash to higher interest rate accounts: No action was taken.

Other: None.

NEW BUSINESS:

Clubhouse updating: The Board discussed possible updates to be done to the clubhouse. The Board will ask the community for owners interested in participating in an interior design committee for a possible clubhouse refresh.

Bailey Tree Proposal: Following review, upon a motion duly made by Director Elizondo, seconded by Director Hoffman and, upon vote, unanimously carried, the Board ratified approval of the Baily Tree Proposal in the amount of \$16,500.00.

Paint Appeal- 11129 W Fremont: The homeowners and the Board discussed and answered questions surrounding the appeal. The Board will follow up with the homeowners with their decision after the meeting.

2022 Draft Budget: Following review, upon a motion duly made by Director Hoffman, seconded by Director Elizondo and, upon vote, unanimously carried, the Board approved the budget as amended to include the dues increasing from \$63.00 per month to \$65.00 per month.

