

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
WOODBOURNE HOMEOWNERS ASSOCIATION (THE "HOA")
HELD
JUNE 8, 2022

A regular meeting of the Board of Directors of the Woodbourne Homeowners Association (referred to hereafter as the "Board") was convened on June 8, 2022, at 7:00 p.m. at the Woodbourne Homeowners clubhouse. The meeting was open to the public.

ATTENDANCE:

Directors In Attendance Were:

Jeff Hoffman, President
Errin Elizondo, Secretary
Kit Badger, Treasurer
Sheryl Archuleta, Secretary
Darrel Loyd, Secretary

Also, In Attendance Were:

Stephanie Odewumi; CliftonLarsonAllen LLP (CLA)
Two homeowners were present

CALL TO ORDER:

Director Hoffman called the meeting to order at 7:00 p.m.

**PUBLIC
COMMENT:**

Some homeowners had questions regarding getting stairs for the pool. They mentioned they went to the local recreation center and got information on the stairs and want the Board to ask legal if it is required to install. They would also like to send an eblast to see who would be interested in adding stairs to the pool.

Another homeowner had questions regarding her account and ACH payments.

**COMMITTEE
REPORTS:**

Manager Report: Ms. Odewumi reviewed the manager audit items with the Board.

Landscaping: Ms. Odewumi reviewed the landscaping report from Keesen. She also noted that turf is coming back per the new legislation, and she is soliciting bids for snow removal and landscaping.

Pool/Clubhouse: Ms. Odewumi provided an update to the Board regarding the gate repair. Discussion followed.

Design Review Committee – 12 requests since the May 11th meeting: Ms. Odewumi reviewed with the Board.

Covenant Enforcement: There was discussion regarding landscaping issues.

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Social Events: Ms. Odewumi provided an update to the Board on the social events scheduled for 2022. The Board noted that for the 4th of July event, they are partnering with a lender in the community and an insurance agent to sponsor the event.

Newsletter Items: The Board discussed newsletter contents.

ADMINISTRATIVE MATTERS:

May 11, 2022 Board Meeting Minutes: Following review, upon a motion duly made by Director Elizondo, seconded by Director Archuleta and, upon vote, unanimously carried, the Board approved the May 11, 2022 Board meeting minutes, as presented.

Delinquent Accounts: Ms. Odewumi sent the Board an email of the delinquent accounts. The Board noted they want to be told about legal accounts prior to them being sent.

April 30, 2022 Financial Statements: Ms. Odewumi reviewed the financial statements with the Board. Following review and discussion, upon a motion duly made by Director Badger, seconded by Director Elizondo and, upon vote, unanimously carried, the Board accepted the February 28, 2022 Financial Statements, as presented.

Claims: Following review, upon a motion duly made by Director Badger, seconded by Director Badger and, upon vote, unanimously carried, the Board accepted the claims, as presented.

Other: None.

OLD BUSINESS:

Discussion on Concrete:

Kenny's Concrete Estimate in the Amount of \$6,000: The Board reviewed the Estimate. Following discussion and review, upon a motion duly made by Director Loyd, seconded by Director Badger and, upon vote, unanimously carried, the Board approved the Kenny's Concrete Estimate in the amount of \$6,000, subject to no change in price.

Other: None.

NEW BUSINESS:

Sherwin-Williams HOA Color Request Form: The Board reviewed the form. No action was taken.

Other: None.

EXECUTIVE SESSION:

Executive Session: The Board entered into an executive session at 8:33 p.m. to discuss covenant control issues. They exited the executive session at 9:00 p.m.

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ADJOURNMENT:

There being no further business to come before the Board at this time, Ms. Odewumi adjourned the meeting at 9:10 p.m.

Respectfully submitted,

DocuSigned by:
By Erin Elizondo
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Secretary for the Meeting