

## RECORD OF PROCEEDINGS

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MINUTES OF A REGULAR MEETING OF  
THE BOARD OF DIRECTORS OF THE  
WOODBOURNE HOMEOWNERS ASSOCIATION (THE "HOA")  
HELD  
AUGUST 10, 2022

A regular meeting of the Board of Directors of the Woodbourne Homeowners Association (referred to hereafter as the "Board") was convened on August 10, 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  
Darrel Loyd, Secretary (Via Microsoft Teams)

Director Archuleta was absent and excused.

**Also, In Attendance Were:**

Celeste Terrell; CliftonLarsonAllen LLP (CLA)  
Jeff Lubthisophon; Resident  
Renee Watson; Resident  
Jade Weinstein; Resident

**CALL TO ORDER:**

Director Hoffman called the meeting to order at 7:02 p.m.

**PUBLIC  
COMMENT:**

Ms. Weinstein had a question on painted brick and noted that 150 people responded to the survey that was sent out and approximately 70% of the community was in favor of painted brick.

Mr. Lubthisophon mentioned that he heard about the pool being opened up to non-residents. Director Hoffman explained this was not a formal request. Mr. Lubthisophon asked how the Board would like residents to communicate with the Board for potential issues and comments.

Ms. Watson expressed concerns over high school students inappropriate behavior in the parking lot.

**COMMITTEE  
REPORTS:**

**Manager Report:** Ms. Terrell noted this was not complete. No item was distributed.

**Landscaping:** Ms. Terrell noted she will follow up with Keesen on pricing to overseed the grass by the pool, the stumps have been removed and she will be sending the Board Keesen's tree recommendation.

**Pool/Clubhouse:** A question came up regarding the cleaning crew. Ms. Terrell

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noted she will review the camera footage to confirm that the cleaning crew has been in the clubhouse.

**Design Review Committee – 12 requests since the June 8<sup>th</sup> meeting:** Ms. Terrell noted that CINC is working well and she will ask Mr. Clem how to find previously approved requests.

**Covenant Enforcement:** Ms. Ellis reviewed with the Board.

**Social Events:** Ms. Terrell will confirm the costs of the Hay Ride event.

**Newsletter Items:** The Board discussed newsletter contents including dues increase and the pool replaster project.

### **ADMINISTRATIVE MATTERS:**

**June 8, 2022 Board Meeting Minutes:** Following review, upon a motion duly made by Director Elizondo, seconded by Director Hoffman and, upon vote, unanimously carried, the Board approved the June 08, 2022 Board meeting minutes, as presented.

**Delinquent Accounts:** Ms. Terrell reviewed with the Board.

**June 30, 2022 Financial Statements:** Ms. Terrell 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 June 30, 2022 Financial Statements, as presented.

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

**Other:** None.

### **OLD BUSINESS:**

**Other:** None.

### **NEW BUSINESS:**

**Resident Concerns of Pool:** The Board discussed, no action was taken.

**Obtaining New Pool Management Contracts:** Ms. Terrell reported she is in the process of receiving proposals.

**Resurfacing Pool:** Director Elizondo noted he has met with one contractor and is awaiting a proposal.

**Payment of Pool & Spa Medics:** Ms. Terrell noted that payment has been released and she will follow up on the grout left on tiles.

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**Concrete Work:** Ms. Terrell will contact Kenny's Concrete for updated proposals.

**Lifeguard Issues:** The Board discussed issues including no one monitoring the gate, not cleaning the clubhouse and the bathrooms. Ms. Terrell will follow up with Perfect Pools regarding the issues.

**Bailey Tree Storm Damage Removal Proposal in the Amount of \$1,200:** Ms. Terrell authorized this work to be completed.

**Other:** The Board instructed CLA to post the Reserve Study on the website.

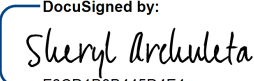
**EXECUTIVE  
SESSION:**

**Executive Session:** An Executive Session was not taken.

**ADJOURNMENT:**

There being no further business to come before the Board at this time, Ms. Terrell adjourned the meeting at 9:34 p.m.

Respectfully submitted,

By    
 DocuSigned by:  
F6CD1B0B445D4E4  
Secretary for the Meeting