

## Woodbrooke Run HOA Annual Meeting

January 12, 2017

1. Meeting was called to order by President Judy Lockaby at 7:05 PM in the Rosedale Clubhouse, 19<sup>th</sup> Hole room. A quorum was established.
2. Minutes of the 1/21/2016 meeting were approved.
3. Officer and Committee Reports:
  - a. President Lockaby
    1. Backflow contract goes through August 2018 at a cost of \$15/ month.
    2. Roof Cleaning: Since we will no longer be using bleach to clean the roofs, we may need to get a different vendor. Using bleach is detrimental to the nails used in the roofs and may make new roof warranties invalid.
    3. Landscaping: We are in our second year with FLC at a cost of \$28,620 per year. We have an option to continue for a third year at \$29,400.
    4. Painting: The homes were last painted in 2011 and are still looking very good. We are looking at repainting in 2019, and our reserves will cover this without an assessment. The cost in 2011 was \$54,000, but we are planning for an increase next time.
    5. Social committee has disbanded for now due to lack of interest. The new board will be looking for new ideas and would welcome any community members to step forward to form a committee or to offer ideas and suggestions.
    6. Website will be updated with new information by January 31<sup>st</sup>.
  - b. Treasurer Ellie Jacques
    1. We did well in 2016 due to irrigation repairs being under budget by \$6400. This is the hardest item for which to budget.
    2. We were able to use the extra revenue to trim trees over 15 feet. The cost was \$1100.

3. Dues will stay at \$400 per quarter for 2017.
  4. We have \$51,309.00 in reserves for painting at this time and are anticipating being able to save the remainder needed by 2019.
- c. Architectural review – Ray Sargent
1. Anyone needing to submit an Architectural Change Request may go to the website [www.woodbrookerun.com](http://www.woodbrookerun.com) (don't forget the "e" in Woodbrooke). The ID is resident and the password is resident. Click on "Useful Forms" and you will see the request form. This may be filled out online, or printed and filled out.
  2. Forms should be submitted to Ray ([randjsargent@gmail.com](mailto:randjsargent@gmail.com)) or dropped off at his house (5007). He submits them to the Property Manager, who then submits them to the Rosedale Master Association. The information should be returned to you within 14 days.
- d. Lawn Maintenance Liaison - Hap Parkes
1. FLC is recommending watering 2 times per week. They are mowing and trimming every 2 weeks during the winter months. If you would like assistance in plant removal and/or planting, workers are available at an additional charge. The cost is \$35 per person, per hour. This is extremely reasonable.
  2. The company we use for chemical applications, Signature, spray for weeds every other month. Fertilizer will be applied in February.
  3. If you have any irrigation concerns, email Hap ([haptennis@aol.com](mailto:haptennis@aol.com)) with your address and a description of your problem.
- e. RHC Representative – Bill Mashburn
1. Every meeting seems to have a different topic (problem) being discussed.
  2. Speeding is a big problem but they are still working on a solution.
  3. Let Bill know if there is anything you like to see addressed.

- f. Webmaster – Jim McHugh
  - 1. The website is very user-friendly.
  - 2. Jim is moving, but will continue to do updates for us after he moves.

#### 4. Election of Directors

The following were voted on and approved for a three-year term:

- Judy Lockaby
- Ray Sargent (will also continue with Architectural Review)
- Jeanne Panka
- Ellie Jacques
- Dick Allen

#### 5. Old business – none

#### 6. New business – none

#### 7. Meeting was adjourned at 8:23 PM.

After the meeting, the directors met to determine which office the directors will hold. Our new board will consist of:

President – Judy Lockaby

Vice President – Ray Sargent

Secretary- Jeanne Panka

Treasurer – Ellie Jacques

Assistant Treasurer – Ray Sargent

Directors at Large – Kris Guillou and Dick Allen

Respectfully submitted,  
Jeanne Panka, Secretary