

Woolery Mill Townhomes Section 2 Association
2019 Annual Homeowners Meeting
Thursday, November 7, 2019
Summit Elementary School

Meeting Minutes

Meeting called to order at 7:02 pm.

Proof of Notice:

- Deadline for mailing Notice out was October 24, 2019.
- Notice was mailed October 15, 2019.

Confirmation of Quorum:

- Must have 10 to meet quorum
- Quorum was met. 7 present, 3 proxy = 10 total

Approval of 2018 Annual Meeting Minutes:

- No changes to last year's annual meeting minutes.
- Motion to Approve the 2018 annual meeting minutes made by Matt Bumbalough
- Susan Eno 2nd the Motion to Approve
- All in favor - Motion Approved

Financials:

2018 Financials:

- Total income = \$46,903.90
- Under budget in accounting by approximately \$40
- \$157.50 in legal fees
- Management fees right on budget
- Lawn & Landscape Maintenance was over budget by \$2,990 due to hedge trimming, weeding, and mulching that was not budgeted for previously
- Snow removal under budget by \$1,565
- Office Supplies/Postage was under budget by \$10
- Repairs & Maintenance was over budget by approximately \$19,000 (digging for pipe replacement = \$1600; install new gutter lines, install over flow boxes, straw and seed = \$3000; replace gutter drains in back of 700s and seed/straw = \$2300; run new downspout drains, install clean out boxes on buildings 500, 600, 700 = \$9600; replace fire board in attic above unit 104 = \$1000; remove/replace shingles and aluminum ridge vent with shingle over ridge vent and ridge cap shingles \$1000)
- Trash Removal was over budget by \$100
- Miscellaneous under budget by \$225
- \$522.18 put in reserves
- Water was over budget by \$1000

- Electric for street lights was over budget by \$450
- Total operating expenses = \$66,318.07
- Net Income = \$-19,414.17

Current and Projected Finances for 2019:

- Projected total income = \$50,417.20
- Under budget in accounting by \$80
- No legal fees for 2019
- Management fees right on budget
- Lawn & Landscaping Maintenance should be under budget by \$1700
- Snow Removal should be right on budget
- Office Supplies/Postage should be under budget by \$50
- Repairs/Maintenance will be over budget by \$9,000 (crawlspc repairs = \$4650; new lights = \$2885; attic repairs = \$1010; mailbox replacement = \$1177)
- Trash Removal under budget by \$200
- Misc. over budget by \$100
- \$69.20 to reserves
- Water is under by \$1300
- Electric is under budget by \$50
- Total projected operating expenses = \$50,835.20
- Net Income = \$-418.00

Proposed 2020 Budget:

- Total Income = \$50,160 (\$110/month/unit - \$10 increase in dues per month)
- Budget for accounting, lawn & landscape, snow removal, office supplies & postage, repairs & maintenance, trash removal, water and electric will remain the same as 2019.
- Jamar is requesting a \$1.00 increase per unit per month = \$448 increase
- Recommend \$100 increase in misc. budget based on prior years
- Remainder to reserves = \$4,556
- Total operating expenses = \$50,160
- Net income = \$0
- Motion to Approve financials and 2020 Budget by Laura Lininger Neal
- Motion was 2nd by Matt Bumbalough
- All in favor - Motion Approved.

Election of 2020 Board:

- Each term is 3 years in length
- Luran Lininger Neal was voted to the Board in 2018
- Amy Oakley was appointed in 2019 to fill an empty board spot – needs ratified
- Matt Bumbalough was appointed in 2019 to fill an empty board spot – needs ratified
- New board nominee is Sevrin Gott
- Motion to Approve by Susan Eno

- Motion was 2nd by Laura Lininger Neal
- All in favor - Motion Approved.

Announcements and Homeowner Concerns:

- We were unable to access all units to check firewalls and toilets – this still needs to be done on many units – owners need to either let us in to check or hire someone to check and provide HOA with proof. Could possibly go after builder on 600 and 700 units, as it has not quite been 10 years.
- Possible upcoming changes to Bylaws next year – will discuss with attorney and provide for vote at next year's annual meeting. Vote requires 66 2/3% of owners present.

Topics up for discussions include:

- Fine system – Bylaws contain rules, but no consequences for breaking the rules
 - Limit on rentals or Air BNB with grandfather clause
 - Option of Solar Panels
- Trash is an increasing problem in the community
 - Possible community clean up day
 - Ray's trash has called and said that if people keep putting trash in recycle bin, they will swap it out for another trash container instead, which costs more.
 - Recycling bin is not labeled – Jamar to check with Ray's Trash regarding possible way to label container
 - Owners need to be responsible for their renters
- Air BNBs need signs posted or a way to distinguish them from other units so renters can find them easily
- Chicken coops – are these allowed? Are chickens considered pets?

Motion to Adjourn made by Matt Bumbalough, Seconded by Amy Oakley, all in favor, Meeting adjourned at 8:13 pm