

Meeting Minutes for:

Quarter 2 2023 Woodland Ponds Board Meeting

Meeting Details

Location: 63343 Lavender Circle

Meeting Facilitator: Lee Nelson

Secretary: Jamie Pike

Date: May 10, 2023, Time: 6:00 PM (started at 6:08 PM)

Attendees:

BOARD MEMBERS:

Lee

Greg

Jamie

Bill

Tina (arrived at 6:16 PM)

HOMEOWNERS:

Mark Trimble

Holly Hensley

Randy Rael

Absent:

No board members absent

Previous Meetings Minutes:

The minutes for the previous meeting were reviewed and approved

Approval of Agenda:

The agenda for this meeting was distributed and approved

New Business:

#1 Homeowner concerns/issues

At 6:14 PM Mark from 63319 Lavender Circle opened with concerns of harassment from HOA board members, in particular HOA president Lee Nelson. Mark started talking about when they moved in and about Lee questioning them about a trampoline. Mark stated Lee is very confrontational, and they do not want any more confrontations on their property. Mark stated they will not live under someone's thumb. It was visible that Mark was upset (raising voice, would not stop talking when ask to, Holly ask him to calm down) Greg spoke up and stated he was not comfortable with how this conversation was going, explained we are here to understand their concerns not a personal issue with Lee, and that his

behavior would not be tolerated. Mark and Holly stated they wanted all communications from board to be via email, no more coming to their property to talk about issues. Mark and Holly wanted to talk about new law (HB 22-1139) stating HOA cannot enforce parking on the street. Board members agree. A question from the board was, is Mark and Holly's Carpet Cleaning Business being ran out of their home. Holly states they both have offices, and no business is being ran out of home. Lee provided Holly a copy of by laws of no business allowed in home. Board stated can't stop them from parking on public street, Lee stated we are registered with the CCIOA and provided Holly a copy. Board agreed to have all communications via email, however Mark kept bringing past topics up, Mark was asked again to stop bringing up past issues that have already been resolved, and that if he kept this behavior up, he would be asked to leave. Mark kept bringing up he didn't want any HOA board members on his property, and he was told he had to leave. Holly brought up one final issue, that when she sends the board an email, she wants the board to reply all, she stated she adds Mark to the emails, and the board does not reply all. The board stated moving forward, then will reply all. Mark and Holly left the meeting at 6:42 PM

## #2 Vote to elect new board members

At 6:46 PM vote to elect new treasure and new secretary.

Lee nominated Greg for Woodland Ponds HOA treasure. Bill and Tina 2<sup>nd</sup>

Lee nominated Jamie for Woodland Ponds HOA secretary. Bill and Tina 2<sup>nd</sup>

## #3 Discuss and vote to remove old officers from bank account

At 6:49 PM board discuss and vote to remove old officers from Woodland Ponds HOA bank account. We need to remove Joe Gaffney, Daniel Key and Clark Bates.

After discussion, it was decided to remove the above old members and Lee and Greg will be added to HOA bank account. Lee and Greg will go to the bank to update account.

Lee made the motion

Tina 2nd the motion

Bill, Jamie, and Greg agree with the motion

## #4 Raising HOA dues 2024

At 6:57 PM motion by Greg to raise HOA dues for 2024 by 10% (\$25) per year.

Bill 2nd motion

Lee, Tina, and Jamie agree with the motion

## #5 Create website for Woodland Ponds

At 7:04 PM Went over contract from Bailey Schwartzkopf to create Woodland Ponds Subdivision website. Website will house HOA Bylaw documents, ARB forms, meeting minutes, other non-secure information.

Lee and Jamie will work with Bailey for quotes and steps to make new Woodland Ponds Subdivision website secure (require log in to view finance, member info, any other secure info we don't want to share with public). This cost will be shared with board in future meeting to discuss if we want/need to have our website as secure

## #6 Discuss proposed Amendment #4

At 7:12 PM Board went through all 6 proposed amendment #4 changes (see attached). The board discussed each item to make any changes to wording before sending out to homeowners. Lee will type up new proposed wording for all 6 proposed amendment #4 changes. Board will have a working session on May 17, 2023, at 6:00 PM to review all wording is correct in all 6 proposed amendment #4 changes; as well as wording for letter to all homeowners to verify that all homeowners will understand how important their vote is on amendment #4

ADJOURNMENT:

The meeting ended at 08:06 PM

Minutes submitted by: Jamie Pike\_\_\_\_\_

Approved by: Lee Nelson\_\_\_\_\_