

Annual Membership Meeting  
Willowcroft Owners Association, Inc.  
Minutes  
January 25, 2022

Via Zoom Meeting

Attending:    *WC01 – Jon Geyer*  
                  *WC03 – Alyson Adams and Paul Sindelar*  
                  *WC04 – Jane Feldman and Dennis Wyant*  
                  *WC05 – Jerry and Sally Stein*  
                  *WC07 – Stuart Basefsky and Claire Germain*  
                  *WC08 – Sally Ryden*  
                  *WC11 – Jiachun Zhan and Patrice Lecomte*  
                  *WC13 - Charlie Khemtong*  
                  *WC15 – Eric and Ann Beshore*  
                  *WC22 – Mary Pennell*  
                  *WC23 - Tom and Pene Herman*  
                  *WC27 - Andy Howell*  
                  *WC28 – Bob Matthews & Kathleen Morrison*  
                  *WC29 – Bob McDaniel*  
                  *WC30 – Matt Cottler*  
                  *WC31 – Nini Sposetti*  
                  *WC32 – Judy Page*

Others Present:       Tom Eaton, Guardian Association Management, WOA Manager

WHEREUPON, Eric Beshore, acting on behalf of the Association, noted that a quorum of the Owners was present, and the meeting was properly noticed, called the meeting to order at 6:02 PM.

- Eric Beshore conducted the roll call and proxies received. He presented this information in a chart.
- Previous Meeting Minutes:
  - Minutes of the Jan 27, 2021, Annual Meeting were distributed to the owners in advance via email.
  - Matt Cottler moved to approve the minutes as written and Jane Feldman seconded.
  - By voice vote all approved the minutes.
- President’s Report: Eric Beshore presenting. He summarized 2021 activities. He highlighted:
  - Governing Documents Restatement
  - Roads Sealcoating- Sealcoating can extend the life of the WOA roads by many years.

- Entry Gate System- Need to address modernization of gate system in the coming year.
- Vice President's Report: Sally Ryden presenting.
  - Beulah Land Drainage Association: This is a drainage easement for the neighborhood which is required by the water management district. Funding for the drainage area is contributed 70% from WOA and 30% from the Greenbrier Condominiums. Without WOA knowledge, the Beulah Land Corporation was dissolved because it failed to file the required annual report. We need to resume this corporation. The water management district requires it. It has been administered by Cornerstone.
- Treasurers Report: Sally Ryden presenting.
  - Yearend Financial Position– Not finalized yet. These figures are as of November 30<sup>th</sup>,
  - Legal was \$6000 over budget and Gate Maintenance was \$800 over budget.
  - We are \$2700 underbudget overall as of November 30<sup>th</sup>.
- Secretary's Report: Venita Sposetti presenting.
  - The Crofter's News- This newsletter was developed with the goal of improving communication within the neighborhood. The consensus is that it has achieved that goal and will continue into 2022.
  - Directory Updates – Neighbors are encouraged to share updates in their contact information with Nini Sposetti, Secretary WOA so that their information can be correct in the neighborhood directory.
- Commons Coordinators' Report: Jane Feldman & Judith Page presenting.
  - Projects taken on this year have included - Painting and power washing fences, updating center islands with new plantings and monthly walk arounds to identify neighborhood needs.
  - Entry Pergola – Eric presented an updated on the almost completed pergola.
- Committee Reports:
  - Architectural Review Board: Nini Sposetti presenting.
    - ARB requests from 7 homeowners were reviewed. All were either approved, approved as amended or did not require ARB approval.
    - One request was tabled.
    - Board Composition-2021: Jon Geyer, Pene Herman, Dick Hord & Nini Sposetti
    - Reminder: Any changes to the exterior of Willowcroft homes- paint, landscaping, roof, etc. must be approved by the ARB in advance of the change.
    - The ARB works with owners to arrive at a mutually agreeable solution.
    - Owners are reminded to please use the ARB change form to send their requests to the committee.

- Nominating Committee: Jane Feldman presenting.
  - Identification of potential Directors: The committee has worked diligently all year to identify interested potential directors.
  
- Election of Director 2022: Tom Eaton of Guardian Association Management presenting.
  - Proper ballots were received and removed from the mailer in the presence of those attending via zoom.
  - Results of election – Matt Cottler was elected by 20 votes. There were no write in votes.
  
- Unfinished Business: Appointment of Directors by New BOD
  - Sally Ryden is resigning with two years remaining
    - Paul Sindelar has agreed to serve remainder of term
  - Judy Page is resigning with one year remaining
    - Jiachun Zhan has agreed to serve remainder of term
  
- New Business:
  - Owner Comments
    - Owners thanked Eric for his years of service as President and commended him for his outstanding leadership in this role.
  
- Adjournment: Tom Herman moved that the meeting be adjourned, and Judy Page seconded. All agreed and the meeting was adjourned at 7:00pm

One attachment: Jan 25, 2022, Annual Meeting V6 PowerPoint

Minutes respectfully submitted by Secretary, Nini Sposetti, and commented on by reviewed by WOA Board.