

WOODBROOK HOMEOWNERS ASSOCIATION ANNUAL MEETING FOR 2023

Due to continuing Covid 19 cases, the Board of Directors decided to conduct the meeting via mail. A packet of information was sent to all lot owners by mail. The packet included: Letter regarding Membership Meeting for 2023-24, 2023 Membership Meeting President's Message, Woodbrook Home Owners Association Secretary's Report of Annual Meeting for 2022 (conducted by mail), Woodbrook Home Owners Association Treasurer's Report 2022-2023, Woodbrook Homeowners Association 2023/24 Budget Proposal, Architectural Compliance Committee Annual Review 2023, and Woodbrook Homeowners Association 2023/24 Election Ballot with stamped return envelope.

Homeowners were asked to review the information provided, vote on the required items and send back the ballot via self-addressed, stamped envelope by July 13, 2023. Responses were mailed or put in mailbox to the Secretary to count, tally the votes by section, and report on the Annual Meeting Report for 2023.

There were a total of 46 responses received, 38 received by July 13, 2023, and 8 received after July 13. This is the best response we have had of the 112 homeowners in the association since we have been doing ballots by mail and better than recent in-person meetings prior to covid 19. This meets the quorum of 20% needed for the Annual Meeting. 43 of the responses voted to accept all 3 reports and all 6 Board of Directors. 2 ballots voted to accept the Minutes of Secretary's Report of Annual Meeting of 2021 and the 2022/23 budget report as written, but voted not to accept the 2023/24 budget as provided. (See comments on next page). 1 ballot voted to reject all of the reports. (See comments on next page). The ballot responses will be filed with the minutes in the records of the Association.

There was a place to write in a candidate for an open position on the Board of Directors. Only 1 person identified themselves as a possible candidate. The Board of Directors voted to accept that person as the 7th member of the Board of Directors. Thank you to Diane Aubry for accepting the position.

There were some general comments sent back as follows:

"Thank you to every board member for volunteering and for all of your hard work. You are all appreciated".

"My appreciation to all who work spending your time to keep Woodbrook functioning smoothly."

Diane Aubry gave interest in helping with the Board. She gave work hours and contact number.

The Board of Directors will continue to conduct business via text, email and phone as needed until the Board schedules in-person meetings and it is safe to conduct the Annual Meeting in person which is anticipated to be in 2024. The homeowners will be made aware of any significant changes or items that affect the Association members as needed by Newsletter or President's Message.

Comments on reports:

“More specifics on budge 2022-23 ex: how much per cut? How frequent? What is the difference for the electric charges on both budgets? There is City of Farmington Hills, DTE, and Radar Electric. Include all comments in the report, not only selected comments. Disagree with the requirement to submit a special request to the secretary to see all comments. Recommend disbanding the architectural committee.”

“The 2023-24 budge lists the subdivision insurance for 2023-24 at only \$66 while the 2022-23 budget listed the cost of insurance at \$866. This additional \$800 added to the 2023-24 budget will increase the projected spending even more than anticipated. In view of this, carefully evaluate spending and of adjustments to the membership dues need to be made or where spending can be reduced if necessary.”

“The garbage trucks are still spilling liquid garbage juice all over the subdivision streets. An in-person annual meeting would be better than doing it via mail. Proposed 2023-24 budge doesn't seem to add up to the total shown. Too many sheds/out buildings are making the subdivision look bad”.

These are all of the comments that were noted on the returned ballots.

Respectfully submitted,

Suzanne Brunette, Secretary