

WALDEN WOODS I HOMEOWNER'S ASSOCIATION

April 11, 2023 Annual Meeting Minutes

1. Call to Order ~7:00pm
[\[Minutes taken from video recording, GMT20230411-225720_Recording_640x360\]](#)
2. HOA Introductions:
 - a. Victoria Bashlor – HOA President
 - b. Michael Allie – HOA Treasurer
 - c. Steve Carey – HOA member-at-large (Bylaws support)
 - d. Kayleigh Long – Hirzel Law, PLC Attorney (not a resident)
 - e. Not in attendance: Jeremy Hargis – HOA Secretary (on family vacation)
3. Bylaws/Articles of Incorporation update
 - a. History & purpose provided to the general membership
 - b. Key updates provided by Kaleigh Long
 - i. Articles of Incorporation
 - ii. Bylaws
 - c. Q&A
 - i. A number of residents expressed that they did not like the bylaw section on prohibiting renting/leasing of their homes outside of a hardship or Board approval.
 - ii. A number of residents expressed that they did not like the section on providing a drone policy.
 - iii. A number of residents expressed concerns with regards to the electric vehicle charging units and the requirements surrounding Board approval.
 - iv. A number of residents expressed concerns with all regulations connected to Board approval and the fine schedule.
 - v. A number of residents also expressed sincere gratitude for the current residents who have been and are currently volunteering/serving.
 - d. In response to the Q&A session, the Board agreed to meet to see if they could make adjustments based on the feedback received in time to begin the voting period as scheduled on April 13, 2024. Voting will be open for 30 days.
4. Treasurer's Report
 - a. 2022 Income/Expenses – It was reported that we achieved a slight surplus due to a marketing arrangement we have with Spectrum. We have budgeted to have a shortfall in 2023 due to additional legal fees being incurred for the bylaws rewrite. Also, we are having difficulty getting payments from Spectrum and so we are not forecasting that revenue at this time.
 - b. 2023 Dues will remain at \$300 and should arrive at homes on or about April 15.
5. Committee Reports – The maintenance and social committee reported status with increasing social committee events in the past year.
6. Adjourn ~9:00pm