

WOODLYN CROSSING BOARD of DIRECTORS



January 17th, 2024

Board Meeting via Zoom

Board Members present: Howard Gottlieb, Charles Narod,
Tim Handley, Arthur Krauss, Craig Block

Non-Board Members Present: Richard Kassoway (Association Manager), Paul Heljenek Jr. (Maintenance Manager), Peggy Serafino (Administrator), and Brad Lare, Esq. (Association Attorney)

❖ Meeting called to order at 7:06 pm on 1/17/24.

➤ **Executive Session:**

➤ Review of the December 2023 “Delinquent List” as prepared by Zinman & Company.

● The board reviewed the Budget & Balance sheets as prepared by Zinman & Co.

➤ Last Month’s outstanding dues & fines balance was - \$97,576.20

➤ Current outstanding dues & fines balance - \$96,429.77

● Review of Investments, RBC statement 12/01/23-12/31/23.

● Arthur reviewed the investments, and all are in order.

● Remarks from Richard Kassoway, Association Manager.

➤ Richard suggested that the Board have a rule that requires the presence of the Association Attorney at all WCHOA board meetings.

● The Board agreed that the Association Attorney Brad Lare will be in attendance at Board Meetings, when possible.

➤ Richard suggested a discussion regarding increasing the Reserves amount to a more adequate Reserves amount.

● Other HOA Boards have a larger reserve and many have had a reserve study to determine if their reserves are adequate.

● It has been presented to the Board by the Association Manager that within 5 years WCHOA should have closer to \$1 million in reserves as opposed to the approximately \$500,000 we currently have in reserves.

- The Board has agreed that due to the age of the development, and the cost of inflation and increasing expenses, it is in the best interest of the Association to have more money in our reserve account.
- The current dues are \$1200. If those dues are raised by 5% to possibly cover inflation, the new dues would be \$1260. If those dues were raised by 10%, the new dues would be \$1320.
- Another consideration for an increase in the reserves amount could be handled through a special assessment.
- The Board will consider raising the dues and/or a special assessment when we discuss the future fiscal year budget coming due April 1, 2024.
- Association Management Company
 - The Association Manager and the Board discussed the potential need to move from a self-managed HOA to the HOA being managed by a professional management company due to the increased time and expenses associated with running this HOA.
 - Howard will investigate setting up meeting with several outside management companies for future consideration.
- Projected Common Ground expenditures as proposed by K Services.
 - There are many upcoming common ground expenditures coming up on the horizon to keep up with this aging development. The Association Manager is working on gathering the costs of these projects for the upcoming budget year.
- Addressing the issue for all future orientations (new homeowner and rentals) will be held in person, when possible. A translator will be present for those not fluent in English.
 - New residents are signing off and do not appear to understand the rules, regulations, and bylaws, or that is what they reference when there are issues.
 - Years before Covid, Orientations were done in person.

- Craig has offered to assist with Orientations in person. Tim and other Board members can also assist with Orientations in Person.

- Current ACC concerns:
 - Reference Declaration of Restrictions & Covenants-Article V-Architectural Control Committee.
 - ACC decisions involving exterior changes (structure and landscaping) be based on aesthetic considerations as called for on page 6 of Restrictions & Covenants.
 - Fences- Town homes, Twins and Singles.
 - Open issue of concrete skirts and run off abatement.

- For all of the issues above, the Board and the ACC will review the fine structure to reflect an appropriate fine for property owners making significant changes without approval, especially when a warning was issued in writing.

- ❖ Chuck made a motion to adjourn the meeting, Craig seconded, all in favor. Meeting adjourned at 8:30 pm.