

**WOODLAND HILLS OF CO-OWNERS
ANNUAL MEETING MINUTES
May 27, 2021**

Call to Order: Dave Basinger, Vice President called the meeting to order at 6.00pm.

Proof of Notice: Notice of meeting was mailed to each owner of record on April 27, 2021

Attendance / Quorum: Board members present were Dave Basinger, Jim Kasper, Taylor Bigis and Donna Shultz. Judy McDowell was absent with notice. Nancy Caywood and Debbie Sumner were present on behalf of Towne Properties. It was noted that 82 households were needed for a quorum; However, there were only 47 in person and proxy. Jason Warren moved to proceed with the meeting notwithstanding the presence of a quorum. John Coffman seconded, all in favor.

Approval of the Annual Meeting Minutes: Donna Shultz moved to approve the August 27, 2020 minutes as written. Jim Kasper seconded, all in favor.

Committee Reports:

Vice President: Dave Basinger welcomed all residents to the Annual Meeting. He introduced members of the Board. Dave gave an overview of the accomplishments and projects for 2021.

Landscape: Dave Basinger gave a brief landscape report of the projects he and Gail Rachford have been working on throughout the property. He also shared an honorable mention from the City of Southgate compliments of the beautiful front entrance to the property.

Political: Melissa Williams reported no activity.

Clubhouse: Clubhouse rentals were 10 due to Covid closures.

Management Report: Nancy Caywood recapped the year-end financial report noting that the overall budget was very good. She reported that the community ended 2020 with \$142,899.06 in the operating account and \$754,225.62 in the reserve account. She noted that \$549,066.24 went into the reserve account and expenses from the reserve account were \$595,250.51.

Old Business: None

New Business:

Election of two Board Members:

It was noted that two positions were open on the Board. Judy McDowell and Jim Kasper were seeking re-election. Victoria Plemmons was seeking election. Each candidate was given a few minutes to introduce themselves and say why they would like to serve on the Board.

Nominations from the floor: Dave Basinger called for nominations from the floor. None was forthcoming so nominations were closed.

Open Session: The Board addressed various questions from owners in attendance.

Election Results: In person ballots and proxies were counted. The election results came in with Jim Kasper re-elected and Victoria Plemmons elected to the board for a two-year term.

Adjournment: There being no further business, the meeting was adjourned at 7.30pm.