

MINUTES OF THE ANNUAL MEETING

WESTBROOK VILLAGE COMMUNITY ASSOCIATION, INC.

THURSDAY, DECEMBER 8, 2022

6:30 P. M.

THE MEETING WAS HELD VIRTUALLY ON ZOOM , HOSTED BY ED KELLEY

BOARD MEMBERS PRESENT: Deb Lyford, President, Linda Fetterman, Brian Harpole, Larry Mc Conaghy, Don Rinner and Sue Harmon, Secretary.

It was noted that Linda Fetterman had been appointed to fill the Board vacancy left by Ray Hlavacek who passed away this year after many years of service to this community.

OWNERS PRESENT: Lucas, Beck, Hinks, Levinson, Jankowski, Hlavacek, Krieg, Van De Grift,, Bamburg, Hochstein, Trager, Solt, Bottagaro, Furtney, Kelleys, Lathrop, Patterson, Myers, Voogt, Henrikson. Owners voting by proxy: Roth, Townsend, Redwine. The quorum of 16 or more members was met.

The Minutes from the December 2021 Annual Meeting were approved as presented.

2022 ACTUAL BUDGET Linda Fetterman presented the Profit and Loss Budget Overview noting items under spent this year were administrative expenses, flag replacement, liability insurance, office supplies, postage, printing, legal fees, common area repairs, entry flowers, landscaping replacements, tree spraying, tree /stump removal and water irrigation.

The budget is balanced and homeowners are current on payments.

The final cost 2022 snow removal is unknown cost depending upon the amount of snow that falls up until December 31, 2022. More than likely, snow removal will exceed the budgeted amount and residents will be assessed the additional cost in January, via email, fees due by February 28, 2023. Members voted to agree with this future assessment.

THE 2023 Budget was presented, with no increase of homeowners dues for 2023. Dues for Blocks 1 and 2 will remain \$2142.12; Block 3 will remain \$913.55. See the attached 2023 Budget.

A motion was made by Joe Krieg and seconded by Jim Jankowski to accept the budget. Members voted by a show of hands to accept the budget as presented.

NOMINATIONS AND ELECTION There were three two year positions open on the Board for 2023. Deb Lyford has agreed to continue as President, and Brian Harpole and Don Rinner as Board members. There were no additional nominations from the floor. A motion was made by Joe Krieg and seconded by Jim Jankowski to accept the nominees. Homeowners voted by a show of hands to elect the nominees to another term

ENTRANCE FLOWERS The Board thanked Mary Marlin for her many years of purchasing, planting and maintaining the flowers at both entrances to the community. She is retiring from this activity. Residents Patsy Van De Grift, Chata Roberts, Don Rinner, Sue Harmon and Deb Lyford have volunteered to form a committee to do the flowers next spring.

THANKS The Board expressed thanks to Board members, Brian Harpole, Don Rinner and Larry Mc Conaghy who spend much of their personal time working on maintenance and with vendors to keep our community beautiful. Jack Bamburg was thanked for keeping the WBV website and member roster up to date.

Respectfully submitted by Sue Harmon, Secretary