

**WOODFIELD HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
Monday, October 14, 2024, 7:00 pm**

Present:

Board Members: Aaron Horne, President; Mark Jacob Treasurer/Interim Vice President; Mary Ellen Hamilton, Secretary; Trustees: Stan Kwolek, Lori James, Tara Horne, Joan Stofflet.

General Business

Minutes presented and approved by Board for 9/3/24.

The current balance is \$5,672. There was discussion on the budget sheet presented and it was suggested that a monthly cushion projection report be presented for the next meeting. It was noted that park/tree work was finally completed and owing \$2900. Mary Ellen will contact Budget about sending an official invoice to WHA. Also, Mary Ellen will pursue another mailing to the Golf Estates to acquire more Woodfield Entrance way dues.

With regard to the following statement in previous minutes, it was noted that these revisions were already stated on the website and it is the **original** documents, By-Laws and Covenants, that need to be amended and filed with Macomb County. WHA Amended and Restated By-Laws **do not** reflect the updated thresholds that were discussed and put in place in 2019 in Article V. Section 2.4-B(p.5) related to disbursements. The Board of Directors shall have the authority to approve expenditures up to the new amount of \$3,000 vs. the old amount of \$1,000. Also, the increase of the annual dues from time to time: \$50.00, 75.00, \$100.00 and this year's General Meeting vote to increase to \$150.00. All increases are based on inflation and rising costs since the WHA was established in late 1970's.

Stan Kwolek stated that he will be moving out of Woodfield and so his Trustee position will also need to be refilled in the future. Thus, the Board was asked to work on canvassing homeowners for potential Vice President and Trustee replacements

Common Areas: Main Entrance, Retention Pond, Park

Main Entrance: Christmas lights scheduled for the Holiday Season with the same company. Noted that future tree/bush trim will need to be scheduled for Spring along entrance way and retention pond.

Park: Ongoing investigating by Board for WHA responsibility for any fallen trees that land on homeowner's property or those that have been damaged and ready to fall in park. Since WHA has no insurance on the park, there is the consequence of personal injury, if a tree or branch falls, for the entire association. Reach out to attorney on liability on personal injury in park.

Homeowners please note regarding concerns related to fallen trees in their yards to reach out to their homeowners insurance company to confirm policy coverage. Board members will also do some research related to township areas and state law related to liabilities HOA has for common areas.

New Business/Follow-Up

*Confirm Comerica Bank Account has been transitioned from resigning board members/signers, Mike Rizo, Sharon Sharples, John Figurski, Aaron Horne, Mark Jacob

*Roberts Rules of Order will govern future General Meetings of the Association.

New Business/Follow-Up (Contd)

- *Provide complete map of 110 homes in Woodfield Subdivision to website.
- *Participate in annual Washington Township Garage Sale?
- *Established possible future Board Meetings for 1/13, 4/14, and General Meeting for 6/11/25.
- *Discuss Budget invoice on park maintenance.
- *Review re-mailing of Golf Estates Letter.
- *Revised WHA documents filed with Macomb County.
- *Canvas homeowners for new Board positions,

Meeting adjourned at 8:20 pm.

Contact the WHA

Any questions, comments and/or suggestions for the WHA can be submitted in one of two ways:

1. Mail to WHA, P.O. Box 287, Washington Township, MI 48094
2. E-mail to wfieldassoc@yahoo.com and active website whassociation.com

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