

WOODLYN CROSSING BOARD of DIRECTORS

BOARD MEETING

February 19, 2026

Members Attending: Tim Handley, Chuck Narod, Brian Stuart, Jason Harmon, Sheryl Kimelman, Craig Block

Managers Attending: Dan Johnson & Paul Heljenick

In-Person Meeting Called to Order at: 6:45PM

Executive Session:

- Review of the January 2026 “Delinquent List” as prepared by Zinman & Company. Major accounts were reviewed and discussed.

Review of the January 2026 Budget & Balance sheets:

- Budget sheets have been updated for easier interpretation.
- Budget/Balance sheets were reviewed and discussed.

Review of January 2026 RBC statement:

- Matured investments were reallocated into low-risk investment vehicles to preserve capital and maintain liquidity.

Manager’s report:

- Plowing – Woodlyn received many complaints about plowing in the last winter storm. A meeting was held with our plow contractor to communicate our concerns. CJO assures they will be addressed going forward. We expect improvement as some expectations were misunderstood.
- ACH Payments – Vendor became unresponsive on several occasions; Dan cancelled their contract and is moving forward with another provider. Anticipated timeline is 4-6 weeks.
- April 25th from 9AM to 3PM has been chosen as the date/time for the Spring community yard sale. Constant contact will be sent advising residents of dates, times and rules. Signage will be placed on 213 outside development for the weekend. Residents will be responsible for advertising their own sales on websites such as Facebook or Craigslist.
- Paul & Dan to begin review of asphalt maintenance needs after thaw – expect many after all snow and salt events this year.
- Additional/replacement pool Furniture has been ordered as approved in January BoD meeting.

Review & Discuss:

- Accounting Firm Fees – Dan sent a message to Zinman & Company, requesting a rundown on our contract and their fees to Woodlyn, including the last price increase. This information was provided and was reviewed by the Board.
- Elections: Annual Board of Directors elections will take place in April. Residents interested in running for a board seat must meet the following requirements:
 - **Must be a homeowner (not a renter).**
 - **Submit a petition signed by at least 10% of Woodlyn Crossing homeowners (46 signatures) or be nominated by the current Board.**

- HOA account must be in good standing with no past-due balance.
- Signatures and notice of intent to run must be received by the HOA office no later than March 31, 2026 if there are qualified candidates, voting will be conducted in person at the HOA office by secret ballot. The office will offer multiple voting times to help accommodate resident schedules.
- Board Tenures – Review of board members and when seats are up.
 - Chuck Narod - 2026
 - Sheryl Kimelman - 2027
 - Craig Block – 2028
 - Tim Handley - 2029
 - Brian Stuart – 2030
 - Jason Harmon – 2031
- Dan & Sheryl to meet with accountants regarding preparation of the 2026-2027 budget.
- A vote was taken to add the following rule: **"No board member shall profit or receive any compensation from the association for performing tasks thereof"**. This includes but is not limited to performing orientation meetings for new residences, carrying out inspections of properties, investigating or handing out nuisance notices. This does not include employees of the association, association manager, or office staff." A rule was also added: "All new resident orientation meetings shall only be allowed to be performed by board members, association manager, or office staff". The motion was made by Tim and seconded by Craig. All were in favor.
- **Assigned Parking / Parking Complaints in Courts and overflow** – Management received some complaints about the lack of parking availability in certain courts and lots due to some residents owning multiple vehicles. There are no plans for assigned parking at this time, however the board has instructed management to warn homeowners with multiple vehicles occupying spaces in these areas to be fined with a nuisance fine if complaints are received.
- **Dues Increase Assessment Discussion** – As costs have been increasing, the board voted to increase dues annually by an amount based on the consumer price index. Beginning in April of 2026, dues will increase approximately 3%, raising quarterly dues from \$350 to \$360. This decision was not made lightly; the capital funds are expected to decrease as the reserve study performed last year forecasts some necessary costly improvements in the coming years. The motion was made by Chuck and seconded by Brian. All were in favor. A history of our dues increases has been provided below:

Dues and Quarterly Assessments	Quarterly Dues	Yearly Dues
April 2024 to present	\$ 350.00	\$ 1,400.00
March 2023 to 2024	\$ 300.00	\$ 1,200.00
April 2021 to 2023	\$ 285.00	\$ 1,140.00
April 2016 to 2021	\$ 260.00	\$ 1,040.00
April 2010 to 2016	\$ 235.00	\$ 940.00
April 2007 to 2010	\$ 200.00	\$ 800.00
April 2005 to 2007	\$ 180.00	\$ 720.00
April 2001 to 2005	\$ 165.00	\$ 660.00

Adjournment: 8:38PM – Chuck motioned, Craig seconded.