

WOODLYN CROSSING BOARD of DIRECTORS BOARD MEETING

November 20th, 2024

Held via Zoom-Members present: Howard Gottlieb, Tim Handley,
Arthur Krauss, Craig Block, Daniel Johnson
Managing: Charles Narod, & Brad Lare, Esq.

- ❖ This meeting was held via Zoom and was called to order at 6:01 pm.
- **The following was discussed in Executive Session:**
- The Board recently met with Reidenbach & Associates & Rachel Schoenlein, Esq., who suggested that WCHOA consider updating the Association documents, specifically filing an Amended and Restated Declaration. This would be a good use of the Association's money in order to improve our documents and our resale certificate.
 - Craig made a motion, and Arthur seconded, for an estimate from Reidenbach & Associates & Rachel Schoenlein, Esq. for a revision/update of our Declarations. Chuck will follow-back with Reidenbach & Associates on an estimate.
- Brad Lare provided the Board with his November 2024 Brad Lare Legal Report and updates on his pending litigation. The Board reviewed this report.
- The Board reviewed and discussed the October 2024 "Delinquent List" as prepared by Zinman & Company.
- The Board reviewed and discussed the aging schedule, which in October was \$128,000.68 and is currently at \$87,257.77. Dues were required to be paid in November. The Board encourages all residents to contact the Association office should they have a specific issue with payment and need to make payment arrangements.
- ❖ The Board reviewed and discussed the October 2024 Budget & Balance sheets as prepared by Zinman & Co. Ziman advised we are going to be exceeding the estimated costs budgeted for this year since there was a change in billing system, and a change in payment accounts to a new system. Chuck will follow-up with Zinman on this. All appears to be in order to date.

- ❖ Arthur reviewed and advised the Board on our Investments, RBC statement 10/01/24-10/31/24. Arthur recently spoke with our Advisor, and all is in order.
- ❖ Manager's Report on state of the association:
 - HOA reserve study: Chuck reached out to the Engineering Company on our Reserve Study, answered some additional questions, waiting for a report.
 - Salt Bin - Rich Coppens LST Public Works wants to know when we'd like delivery. Chad Ormond from CJO Snow Removal met with Paul and the Township is going to deliver the salt this week.
 - Two solar lights purchased for pool parking lot-step area. They will be installed. They are motion sensor lights.
- ❖ **Reminder for residents-Board Elections:**

Election protocols: Any individual (must be an owner and not a renter) wishing to run for a spot on the WCHOA Board will need to have their petition with the required signatures into the WCHOA office by March 31, of year due up. If an individual has submitted a petition for a position on the Board, with the required number of signatures, an election will be held in the end of April 2025 (exact dates and times to be determined later).

 - Board Seats Tenure:
 - Tim- 2019 - Seat due up 2029 (was due up 2024 and no petitions submitted)
 - Howard - 2020 - Seat due up 2025
 - Dan Johnson - Seat due up 2026 (Replaced Chuck – 2021-(Resigned 08/2024)
 - Arthur - 2022 - Seat due up 2027
 - Craig - 2023 - Seat due up 2028
- ❖ Closing remarks:
 - Chuck advised that assistant has been working in the office and has been a great new addition to our staff.
- ❖ Adjournment.
 - Tim made a motion to adjourn, Craig Seconded, all in favor. Meeting adjourned at 6:53 pm.