

Board Member Attendance

President	Mike Simmons	P	Activities	John Buckingham & Sherri Zimmer	P/P
Vice President	Jason Minor	P	Grounds	Neil Metzger	P
Treasurer	David O'Halloran	A	Membership	Gina Mencias	P
Secretary	Sara Cummins	P	Pool	Nick Oreshan	P
Clubhouse	Jeff Bugher	P	Tennis	Catherine Taylor	P

A quorum is obtained when at least six (6) directors are present. Ten (10) directors were present; therefore, a quorum was obtained.

Treasurer

- No updates

Membership

- QuickBooks links are being set up to go out on the 15th
- Mailing invoices will go out in Feb
- People have been querying about the dues increase

Pool

- Nick requested the board to read the pool rules to see if they require any updates

Grounds

- Emergency action plan - found another company that will be about \$1300 cheaper (total \$8450)
- This emergency action plan fee is already included in the annual budget
- Neil will attend a government meeting tomorrow about our high-hazard dam
- Neil drafted a boat inventory plan. The team should review it; the fee proposed is \$100
- We are not sure how many spaces we have, probably at least 30-35

Tennis

- Proposal made to use solar power panels to supply power to the tennis courts

Activities

- Social security education evening
- Singo adults-only night, January 31st 6-8 pm
- Struggling to get the Christmas photos back from the photographer

Vice President

- Working on filling the positions for next year
- Are we allowed to vote on having another pool director as a co-pool director to take the pressure off of one person

President

- The dam report is being uploaded to the website now
- Look at the Woodlands Springs website, so we have a contact form instead of having our email addresses published to avoid phishing scams/email address spoofing
- Reviewing the updated bylaws, the team updates the specific language
- **BAM: Make a motion to update the bylaws, motion by the president and seconded by membership, passed unanimously. Text is below**

entitled to vote on the matter, unless otherwise required herein or in the Articles of Incorporation or in the Declaration.

B. Use and Enjoyment of Common Properties. Owners of each Class A and Class C Lot who are in Good Standing and their (i) parents, (ii) children, (iii) sons and daughters-in-law, (iv) grandchildren, and (v) any other family member who lives with them shall have the right to use and enjoy the Common Properties of the Corporation without payment of guest fees. The Board of Directors has the right to suspend the use and enjoyment of the Common Properties of Class A members who are delinquent in paying annual fees or special assessments until the fees and assessments are paid. Class C members may not use the Common Properties during a fiscal year unless they have paid the initial fee and all of the annual fee for that year. Owners of each Class A and Class C Lot who are in Good Standing shall have the right to use and enjoy the Common Properties of the Corporation, subject at all times to the Declaration, Bylaws, and the rules and regulations adopted by the Board of Directors. Class C members may not use the Common Properties during a fiscal year unless they have paid the initial fee and all of the annual fee for that year. The Board of Directors shall have the authority and duty to establish, interpret, and enforce reasonable rules and regulations governing the use and enjoyment of the Common Properties in order to protect the safety, welfare, and rights of all Members. These authorities include the right of the Board of Directors to suspend the use and enjoyment of the Common Properties for any parties when in the best interest of the association.

C. Rental Properties. Either the Owner or the tenant, but not both, of a Lot which is

Section 5 - Powers and Responsibilities. The Board of Directors shall have full power, authority, and responsibility for the management of the property and affairs of the Corporation, and may take whatever action is necessary to carry out the purposes and aims of the Corporation as stated in the Articles of Incorporation, the Declaration and these By-Laws. The Board of Directors shall have responsibility for protecting the assets and Common Properties of the Corporation. The Board of Directors' authority shall include but is not limited to establishing rules, making policies, and/or procedures and taking action necessary to protect the assets and Common Properties. The Board of Directors shall approve and define the duties of all necessary committees and committee chairmen. The Board shall set salaries of all paid employees. The board will compensate (compensation equal to the annual fees of the fiscal year following their service) each of its members for their prior year of service annually unless the board member objects to the policy by notifying the president in writing 15 days prior to the annual meeting to be voted on at the annual meeting. The Board shall retain an independent accountant to audit the financial records of the Corporation at least every other year.

- **Update on the Current Community Access Issue**

- A situation involving a particular family that was previously restricted from using the association's shared spaces continues to require thoughtful consideration. A community member has suggested that both the family and the association sign a mutual waiver to prevent any future legal claims. There was also a proposal to hold a neighborhood meeting so residents could formally vote on whether the existing restrictions should remain in place. Another idea raised was to adjust the restriction so it applies only to the pool, rather than to all common areas.
- If a special meeting is convened, we would prepare the materials in advance and set a clear agenda outlining exactly what would be presented and voted upon. It was noted, however, that hosting such a meeting carries the risk of defamation, so any process would likely include a corresponding waiver for the family as well.
- No decisions will be made at this time. Michael will consult with our attorney regarding the best path forward, including whether to call a community meeting.

Clubhouse

- No issues
- HVAC inspection and cleaning
- Kitchen faucet has been replaced, ended up being half the price of the anticipated price (\$500)

Secretary

- Acorn to be emailed and mailed in January