

June 20 2024 Townhall Meeting Minutes

Woodlands Winding Brook HOA

June 20th, 2024 @ 7:00 pm

Location: Zoom (<https://iu.zoom.us/j/9202320239>)

Zoom Meeting ID: 9202320239 (no password)

(Time frames below are for efficiency purposes)

1. Call To Order / Welcome / Recognition of Attendees (7:00-7:05pm)

- a. Logistics reminder: chat bar & homeowner comments are for questions & feedback *to the board only*. Board members cannot be expected to answer chat questions while the meeting is running.
- b. The chat bar is open as a courtesy for homeowner *technical issues only*. If you have a question or comment for the board, please reserve them for the end of the meeting (during the homeowner comments). **Note: Homeowners who put disparaging/rude comments into the chat bar will be warned and then removed from for disrupting the meeting.**
- c. **Reminder:**
 - a. *The format of the townhall is that each homeowner gets 3 minutes to give their comments and/or questions. Once the homeowner reaches 2 ½ minutes a board member will indicate verbally and by hand signal that 30 seconds remain in their allotted time. At 3 minutes the homeowner will be muted.*
 - b. *Homeowners will go in random order, picked by which homeowner hand or hand icon the board views up first.*
 - c. *After homeowner rounds, board members will do one round of responses.*
 - d. *We will then proceed to a second round or third round if time allows within the 1-hour period.*
 - e. *This is the way local government conducts comment periods, which is why our HOA has adopted is a best practice and fair to allow all homeowners an equal amount of time to participate.*
 - f. *At the 2023 special meeting (with no time constraints) one round of homeowner comments took nearly 1 ½ hours. Which is why we have these policies in place.*
 - g. *It is recommended that homeowners pick one or two of their most pressing questions/comments for the first round, as this will better allow the board to answer all the questions raised and allow a greater chance for multiple rounds of homeowner comments.*

Shelley, Kris Kuntz, Peggy, Cindy, Jeff Cupp, Jean Piatt

Li, Jeanett, Valerie.

Aran

Round 1 Homeowner Discussion:

Board Structure & Building Items

Round 1 HOA Board Members:

Feedback on structure & decks

Think of the order of repairs & priorities

Round 2 Homeowner Discussion:

Weekly Announcement feedback : email heading line specific to the important content within

Round 2 HOA Board Members:

Can put a more detailed header for announcements

Additional items must be on the end of the email for legal reasons

Round 3 Homeowner Discussion:

Email announcements

Surveys

Admin and property manager work

Round 3 HOA Board Members Discussion:

Admin & Property Manager contracts

Obsolete pond area work being signed and scheduled

Round 4 Homeowner Discussion:

Admin Assistants

Finance Committee: 2020-2024 expenses vs budget

Round 4 HOA Board:

Good system with the Admin team & Property Manager working together on HOA Requests

Admins Megan & Kristie training into the system and doing a great job

Round 5 Homeowner Discussion:

Tracking System

Round 5 HOA Board:

Technical help for board members sometimes by admins

Larger picture is the board needs more homeowners to volunteer for the board and committees or we could lose control of the neighborhood and have increased fees