

**MINUTES**  
**WOODTRACE HOMEOWNERS ASSOCIATION, INC.**  
**BOARD MEETING**  
**02/08/22 6:30 AM**

- I. CALL MEETING TO ORDER - Bradley Bardon**
  
- II. Roll Call of Board**
  - i. Angela McCall will serve as Secretary
    - 1. Appointed to fill Jared's seat (until his seat is up for re-election)
    - 2. Board decided to appoint Angela McCall as Secretary
    - 3. Present Members: Bradley Bardon, Nikki Shipe, Charles Swain, Angela McCall, (Jennifer Griggs via text/online).
  
- III. Minutes of Previous Association Meeting – Secretary**
  
- IV. REPORTS**
  - a. President
    - i. Plan for next 3 months
      - 1. Summer activities – plan Spring Meeting.
        - a. SPRING MEETING:
          - i. March 19, 2022 - letters will go out next week
          - ii. This will be a public meeting.
            - 1. Location: Open Field - Corner of Olive Brand and Elmwood (where the Fall meeting was held).
          - iii. Hours: 2:00 - 4:00 PM
          - iv. Meeting from 2:00 - 3:00 PM
          - v. Lemonade truck arrives around 1:30
            - 1. Tickets will be given to all in attendance.
  
    - 2. Community relations with the board:
      - a. Board will bring in Food Trucks
        - i. Goal: Once a month
          - 1. Bradley Bardon volunteered to organize/arrange
      - b. Holiday Brainstorming
        - i. Discussed ways to reach out to residents
      - c. Possible purchase of a projector and some type of screen

- i. Goal: periodic movie nights
  - ii. Review of 2021- Board functions well and have done a lot in the last year. Organized what we can and have bettered the neighborhood and the HOA itself. Neighborhood “come togetherness” is evidenced by the Fall event. Our neighborhood is cleaner and more presentable.
- b. Vice President
  - i. Updates within the Subdivision – **Vice President**
    - 1. Arborists have advised that we keep an eye on a beetle issue.
    - 2. Some trees are getting healthier due to the maintenance and work that has been done.
    - 3. Landscaping concerns
    - 4. Greenspace Maintenance
      - a. Hanging vines that are visibly dying will become less of an issue
    - 5. Review Acquiring property
      - a. Lawyer has been consulted by Charles Swain
        - i. Bylaws are being legally filed, then they will be posted on the website.
        - ii. Regarding the 7 properties owned by another party: Some of these properties would be helpful to have as “community properties”. Legal advice has been sought out as to the best approach. Purchasing these will be more involved than at first realized (more lengthy and costly). It would be in our best interest to try and make a deal with the other party. Further research required to determine the best approach.
- c. Treasurer, Charles Swain
  - i. Review financial statements for last 3 months
    - 1. Recent Expenses - debris and clean out due to weather
      - a. Roughly \$2,050.00 debris clean up, tree removal (ice and snow)
      - b. Regular Maintenance (mow/blow)
      - c. Mailings from Prime Financial
    - 2. Reserve Account: \$1,050.08
    - 3. Operating Account: \$10,500.00
    - 4. Within all budgets for 2021-2022 fiscal year



- f. Send out ballots
- g. Details - Residents can nominate someone after checking with that person.

**V. Old Business**

**VI. New Business**

- a. NEXT MEETING March 3, 2022 6:00 pm

**VII. Adjournment**

- a. 8:00 PM