

**WoodLynne Homeowners Association
Board of Directors Meeting
July 13, 2023
Via Zoom
APPROVED**

V. ADMINISTRATIVE

a. RATIFICATIONS OF UNANIMOUS EMAIL VOTES

None.

b. DRAFT MINUTES FROM PREVIOUS MEETING

MOTION: Ms. Walrath moved to approve the June board meeting minutes. Mr. Brown seconded. The motion carried unanimously.

c. REVIEW OF FINANCIALS

Management reviewed the financials as of June 30, 2023. As of June 30, 2023, the assessment receivable amount was \$1,554.94. The association has a delinquency rate of .5%. There is positive members' equity of \$13,710.92.

At the closing of the month, the association had total cash and investments of \$295,342.22. This includes \$9,380.27 in the association operating accounts, \$240,961.95 in a money market account at Morgan Stanley, as well as various laddered CDs totaling \$45,000, and representing total replacement reserves in the amount of \$285,961.95.

There were a couple of negative variances, which were legal fees, administrative fees, and repairs and maintenance.

d. MANAGEMENT UPDATE

Management went over the May Extra Charges and Action Item List/Project List.

VI. CONTRACTS

None.

VII. MISCELLANEOUS

a. POLICY RESOLUTION FOR ELECTRIC VEHICLE CHARGING STATIONS

Management presented **EXHIBIT D**, which is the draft Electric Vehicle Charging Station Policy Resolution created, reviewed and recommended by the Electric Vehicle Committee for board approval.

MOTION: Mr. Brown moved to approve the draft Electric Vehicle Charging Station Policy Resolution. Ms. Walrath seconded. The motion carried unanimously.

b. ARCHITECTURAL REVIEW COMMITTEE CHARTER

Management presented **EXHIBIT E**, which is the draft Architectural Review Committee charter. It is

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customary that associations have charters in place to help govern the committees. The charter outlines the purpose of the committee, actions that the committee can take, and any limitations in place for the committee.

The board and committee provided changes and feedback about the charter. Management will adopt the changes and recirculate to the board for a vote.

c. BACKUP COMMUNICATIONS BOARD MEMBER DISCUSSION

The board discussed having a board member or members who can take up the task of communications when the current board member(s) who maintain email and website communications are unavailable.

VIII. EXECUTIVE SESSION

MOTION: Ms. Kearns moved to enter Executive Session at 8:43 P.M. to discuss legal matters, violations and collections. Ms. Walrath seconded. The motion carried unanimously.

MOTION: Ms. Kearns moved to exit Executive Session at 8:58 P.M. and return to Open Session. Mr. Wonsang seconded. The motion carried unanimously.

IX. ADJOURNMENT

MOTION: The board unanimously agreed to adjourn at 8:58 P.M.