

Wood Glen Property Owners Association
Annual Meeting
November 10, 2020

Property owners of the Wood Glen neighborhood met for the annual meeting on Tuesday, November 10, 2020, at 7:01 p.m. The meeting was called to order at 7:00 p.m. via Zoom. Bill Peebles, President, presided over the meeting.

- BOARD MEMBERS PRESENT:** Tracy Gialusis, David Schell, Kim Vickers, Marvin Knight, Prashant Nadkarni and Roy Wiederkehr
- OTHERS PRESENT:** Wood Glen Property Owners; Jennifer English, CMA;
- PROOF OF NOTICE:** Jennifer English with CMA read the Proof of Notice of Meeting dated October 26, 2020.
- MINUTES APPROVAL:** Marvin Knight made a motion to approve the annual minutes from the October, 2019 meeting, it was seconded by Kim Vickers. The motion passed unanimously.
- PRESIDENT'S REPORT:** Bill Peebles reported on the projects completed during 2020:
- Removal of vines/poison ivy from greenbelt
 - Removal of dead and fallen trees from greenbelt
 - Added granite along trails
 - Resurfaced basketball court
 - Replace goals at basketball court
 - Pool rules sign replaced
 - Pool safety compliance – additional signage, new 911 phone (relocated)
 - Pool fence repainted
 - Replaced 220' rock wall and 4 rock columns along FM 3406
- TREASURER'S REPORT:** David Schell updated the property owners on the current status of the 2020 budget, expenses and revenue.
- Income (Annual Expected)**
 - 528 properties x \$430.00= **\$227,040**
 - Total = **\$224,603**; In Arrears (6 Properties >\$500) Total = **\$14,305**
 - Property Expense** - maintenance, custodial services, pool, landscaping, security
 - 2020 Budget **\$101,820**; YTD Variance **\$7,270 over**
 - Admin Expense** - Management fees, legal/tax preparation fees
 - 2020 Budget **\$37,250**; YTD Variance **\$554 over**
 - Utilities** - Electricity, phone/internet, trash, water & sewer
 - 2020 Budget **\$28,340**; YTD Variance **\$765 over**
 - Community** - Social Events, Website, Meetings
 - 2020 Budget **\$7700**; YTD Variance **\$5,313 under**

**COMMITTEE
REPORTS:
COMMUNICATION**

The WGPOA website www.woodglen.org is your resource for up-to-date information, please visit.

MOD COM

Kim Vickers reminded owners that any change to your lot or exterior of your home may require Modcom approval. Please don't commence work until you have received approval.

ELECTION RESULTS:

Board members serve two year terms. There are 4 open positions open this year. Election by proxy resulted in the following being elected to the Board: Tracy Gialusi, Neel Pandaya, Bill Peeples and Roy Wiederkehr.

OLD BUSINESS:

Hogs: Bill Peeples reported that the hogs are running wild not only in Wood Glen but all surrounding communities. RR Parks is actively pursuing and trapping them to remove; they have trapped at least 5 thus far. Post any details or incidents on Nextdoor, that's where the Park folks are checking for updates.

NEW BUSINESS:

Homeowners asked:

- Is there a reservation system in place for reserving tennis courts? Bill to discuss with owner directly.

**ANNUAL MEETING
ADJOURNMENT:**

Meeting adjourned at 7:33 PM.