WOODCREST HOMEOWNER ASSOCIATION

MINUTES OF BOARD OF DIRECTORS MEETING

January 8, 2020

Present were board members Michael Green, Frances Cross, Mary Lou Bruce, Naomi (Cissy) Johnson and Gary Gawer. Representing Beal Property Management were Terry Thigpen and Toni Myers.

1. Meeting called to order by Michael Green at 6:00 p.m.
2. Minutes of the 11/6/2019 board meeting were read. Motion by Frances Cross to accept was seconded by Mary Lou Bruce. Majority vote approved.
3. Treasurer’s report.
4. Budget sheet was presented showing current income and expenditures versus budget. WHOA as of 12/31/2019 has available funds of $8,323.55 with a bank balance of $8,323.55.
5. The delinquency report of 12/31/19 was discussed.
6. A report showing the past 10 years of receipts and expenditures were shown and discussed.
7. Motion made by Mary Lou Bruce to accept the Treasurer’s report was seconded by Cissy. Majority vote approved.
8. Motion by Gary to remove one homeowner from delinquency report due to conflicting statements from previous property manager and homeowner was seconded by Cissy. Majority vote approved.
9. Beal Property managers Tobi Myers and Terry Thigpen reported on the changeover and that the system for collection of dues and reporting such were up and running.

OLD BUSINESS

1. Budgets for 2020 were tabled until the March board meeting due to unknown results from the dues assessment meeting on 2/15/2020.
2. A motion to accept the additional Rules and Regulation as amended was made by Gary and seconded by Frances. Motion was approved.
3. Discussion was held on hiring a lawyer to review the WHOA ruling documents. Beal suggested they contact the lawyer they use as to cost and the issue was tabled for the March meeting.

NEW BUSINESS

1. Agenda for both the Annual Meeting and Dues Assessment Meeting were discussed and approved by group.
2. The board members present were polled as to being placed on ballot for reelection and all replied positively.
3. A motion was made by Gary and seconded by Frances to accept a request from Beal P.M. for discretion on collection of fees. Approved by majority vote.
4. Next meeting date will be on February 15, 2020.
5. Motion to adjourn by Cissy was seconded by Mary Lou and approved.
6. Meeting was closed by Michael at 7:57 p.m.