

WWRA Board Meeting Minutes 8/31/2022

Members present: Brandon Staggs, John Ackerman, Kristen Kyriacou and Will Barry

Members not present: Emily Staggs and Clark Duncan

Current Board Positions: All board members are stepping down except for Brandon.

By-Laws Committee:

- Brandon shared that the board has been operating based on incorrect bylaws for the past 25 years.
- The new bylaws will get a final vote on the final version in the next week or two. They are rewriting Sections 1, 2, and 3. There are 2 forms of the bylaws and the one on the website is incorrect. It may appear that there are minor differences, but these have major impact. For example, the president's term is supposed to be 2 years, and one other member appointed by the president is also supposed to be for 2 years to maintain continuity.
- The correct bylaws state that there is a president, VP, treasurer and secretary with 2 other board members. The VP of grounds is supposed to be a committee, not an individual person. The Events coordinator is also supposed to be a committee, not an individual. The current bylaws are not accurate because there is no record that they were made official by previous boards. The new proposed board will have an elected board of directors (president, VP and secretary) are elected, other positions can be assigned or outsourced (i.e. treasurer).
- Each revision will be voted on separately by the entire community. There may be some discussion related to the treasury, as there may be a move to outsource the treasurer role.
- Board positions run from the day of the meeting in which elections were held until the next election date (with the exception of the President and other appointed position that serve 2 terms).

Budget:

- John asked if there has been any consideration to increase dues. This has been a last resort, but the proposed by-laws committee has written that the "board must have a minimum balance of cash reserves equivalent to the budget". Brandon shared that due to unforeseen circumstances we have gone over budget. John shared that we have over \$50,000 in the bank, with approximately \$23,000 in the savings account. This leaves us with a healthy amount of money according to the treasurer.

- There were 3 houses that have not paid current dues, but the board did not pursue this and therefore, no legal expenses were incurred.
- Brandon said we did not have enough money in our budget for certain events. We need to have a clear budget for the annual meeting. We may have to leverage a one-time assessment against the community to determine what we need which will involve an increase in annual dues. One of the bylaws members has done extensive research in similar subdivisions and he said Owl Creek is twice as big as our subdivision, and their dues are double what we pay.

What constitutes a quorum and who is a voting entity:

- Articles of Declaration (11/28/1977) – these are what the bylaws and deed restrictions are based on. This document specifies who is allowed to vote. This issue is being debated by the by-laws committee. A quorum has been currently defined as any vote that changes the bylaws, the deed restrictions, or dues. There are 207 homes in the neighborhood. Quorum has been 20% of eligible members to vote at any meeting.
- Members can initiate a vote as long as it is communicated to the board.
- Brandon will circulate the final version of bylaws to all board members, and then will inform all neighbors that they need to register on our website. We have about 40 homeowners registered. We may need to pursue other options to ensure all neighbors have an opportunity to review and vote on the bylaws.

Annual meeting – Date: 10/9/2022 3-5 pm

- Possible Locations: Highlands Latin or in the common area. Brandon will reach out to Highlands Latin.
- Brandon will send out a postcard with information about how to run for a board positions, annual meeting time and place, and virtual or in-place option.
- Bylaws will be presented at the meeting, with discussion. Members will then be asked to vote on the changes/revisions by voting on-line. All members will be encouraged to use website for voting.

Other Discussions:

Recent Criminal Activity in Neighborhood:

- Car thefts and break-ins - Brookstone Court has had 4 males who were trying to open every car door on the street, and entered one of the homes with an opened garage door. They took car keys and stole a car.

- Can we install cameras in certain areas which could capture license plates numbers. Camera would need to have WiFi or CCTV.
- The neighborhood is responsible for paying for installing street lights on each street.
- Brandon suggested making a line item in the budget to hire off-duty police officers to patrol on a random basis. He will investigate costs about this and present the information at the annual meeting.

Events Chair:

- No report from Events Chairperson at this time.

Meeting adjourned at 8:56 pm