

# Woods I & II POA ANNUAL MEETING

Hill Top Nazarene Church

August 17, 2023

## MINUTES

### Attendees Present:

Board Members: Owen Sanderson, Melinda Weedon, Sara Back, Toyna Wheat, Mark Dahlgren  
Members: 37 households (which includes the 5 Board Directors) signed and received an election ballot. The record should note that an unknown number of households voted and left before the meeting started, and several more left after the results were announced. The meeting closed with 22 households present (which includes the 5 Board Directors).

President Owen Sanderson called the Meeting to order at 6: 47 PM.

- Mr. Sanderson thanked everyone for attending the meeting.
- Mr. Sanderson welcomed any new members and asked them to stand and introduce themselves.
- Mr. Sanderson announced that the new city councilman (Mr. Lloyd Nichols) was not able to attend tonight's meeting and give an update on the City of Tyler. Mr. Nichols wanted Mr. Sanderson to provide his personal contact information and requested anyone who has a question or concern to contact him.
  - 903-312-6598
  - L\_nichols60@att.net
- Owen made introductory remarks and provided instructions on how the meeting would be conducted.

Mr. Sanderson asked interim Board Secretary Melinda Weedon for a quorum report. Mrs. Weedon reported that 39 households had signed into the meeting, which exceeds the minimum of 17 for a quorum. Mr. Sanderson declared that we have a quorum. One additional member signed in after the meeting started to make the above-reported 40.

### I. 2023-2024 Board Election

- Mr. Sanderson provided directions and instructions regarding the in-person election process and verified that every voting member had an in-person ballot to fill out.
- Mr. Sanderson asked for two volunteers to collect the ballots and serve as the vote counters.
  - Sandy Haynes (3312 Shady Cove Cir) and Staci Oller Smith (3310 Shady Cove Cir) volunteered.
- Mr. Sanderson asked if there were any floor amendments to the ballot.
  - Mr. Sanderson reported that there was a typo in the beginning instructions of the ballot. The ballot instructions noted to vote for up to 3 candidates. There are 4 open board seats. Mr. Sanderson made clear that everyone has the opportunity to vote for up to 4 candidates, as was noted at the bottom of the ballot near the candidate names.
- Mr. Sanderson asked if there were any floor nominations.
  - No floor nominations were given
- Mr. Sanderson asked if there were any questions.
  - Mr. Braselton (3105 Lake Forest Drive) requested the candidates introduce themselves and speak to the group.
  - Mr. Sanderson said that their information was provided in the candidate bios. Mr. Sanderson asked if any of the 5 candidates would like to speak. All 5 declined. Mr. Sanderson asked each of the 5 candidates to stand and give their name and address.
- Mr. Sanderson asked the members present who wish to participate in the in-person election, at this time, to please fill out their in-person Ballot and place it in the Ballot box being pasted at the front

of the room. Mr. Sanderson asked the voted counters to take the ballot box to the back of the room and Talley the votes.

- The results of the election will be announced after the business meeting.

II. Interim Secretary – Melinda Weedon

Mr. Sanderson asked the members, “Due to the essence of time, are there any objections to not reading the 2023 annual meeting minutes in full since the minutes are posted on the website for review?” Without objection, the minutes from the 2022 Annual Meeting were approved. A summary of the meeting activities of the Board for the 2022-2023 year is attached to these minutes.

- The Board certified an email vote conducted prior to the meeting.
  - Architectural Review, Approval for a new pergola at 3301 Lakepine Cir., Project approved as submitted via email board vote on 8/13/2023, 6-0, with no objections.

III. Treasurer – Sara Back

Mrs. Back presented the Treasurer’s Report which included the fiscal year ending in December of 2022 and the fiscal year ending in September of 2023, (through the month of July 2023). These reports included Balance and Income/Expense Statements, profit and loss, and check/payment distribution lists. Copies of these are attached to these minutes. Mrs. Back explained that previous board(s) had been operating on a 12-month fiscal year starting in January and ending in December. The Bylaws state the association's fiscal year starts in October (following the annual meeting) and ends in September of the following year. In order to get the accounting back in line with the bylaws the association bookkeeper recommended a 9-month budget Starting in Jan 2023 through September 2023. The Board will proceed with a normal 12 month budget starting Oct. 1<sup>st</sup>, 2023.

Mrs. Back presented a preliminary 2023-2024 budget that Mr. Sanderson helped assemble based on the recurring expenses for the last two budget years and the projected spending for the upcoming year. Mr. Sanderson noted that the preliminary budget is just a starting point for the new Board of Directors to review, modify, and implement starting October 1<sup>st</sup>, 2023.

IV. VP Lake & Common Grounds – Joe Williams

In the Absence of Mr. Williams, Mr. Sanderson presented the report of the Lake and Common Grounds which included a summary of the projects completed this year and a list of recommended Improvements. He also thanked those who helped with all the projects. A copy of the report is attached to these minutes.

V. VP Recreational Facilities and Security Report – Mark Dahlgren

Mr. Dahlgren presented the report of the Recreational Facilities and Security which included a summary of the projects completed this year and proposed projects for the 2023-2024 budget year. He also thanked those who helped with all the projects. A copy of the report is attached to these minutes.

VI. VP Architectural Control – Melinda Weedon

Mrs. Weedon presented the Architectural Control Report which included a summation of requests made to the AC Committee, issues that the AC Committee had dealt with over the past year, and associated resolutions information. A copy of the report is attached to these minutes.

- The Board considered one item of business. Mrs. Weedon provided the Board with the architectural control report regarding the proposed retaining wall replacement at 3108 Lake Forest Drive, The Griffin’s residence, Mrs. Weedon, VP of Architectural Control, motioned to approve the project. Mark Dahlgren, VP of Recreation Facilities and Security, seconded the motion. The motion was approved 5-0, without objection, with the stipulation that the Current Board had the weekend to review the final drawings and pictures to be presented via email to the board following the meeting.

- VII. VP of Social Activities – Toyna Wheat  
Mrs. Wheat presented the Social Activities report which included a list of the events held and the proposed events for the upcoming year. A copy of the report is attached to these minutes.
- VIII. Old Business – No old business was brought to the floor.
- IX. New Business
  - Mr. Sanderson led a discussion to amend the association By-law Article II, Section II to allow for mailing out absentee ballots to the entire association. Mrs. Sanderson noted that during COVID (2020) and two years following, the Board of Directors (in contrast with the currently written bylaw) utilized mail-out balloting and received much higher voter participation than this year and previous years.
    - The proposed amendment as presented to the members at the annual meeting can be found in Attachment B.
    - Mr. Michael Cleghorn (3302 Shady Cove Cir) made a motion to approve the proposed Bylaws amended as presented to the members. Mr. Butch Hall (3706 Lake Vista Cir) seconded the motion.
    - The amendment change was open for discussion.
    - Mr. Hall motioned to end the discussion and was seconded by Mrs. Sara Back (3701 Pine Bluff Circle). Without objection, the discussion was ended.
    - Mr. Sanderson called for a show of hands for those in favor of the motion.
    - The motion was approved by 21 votes, with 1 abstention.
  - Mrs. Back led a discussion on whether the association members preferred the Board of Directors' names listed and voting recorded in the meeting minutes. Bud Henderson (3208 Lake Pine Circle) spoke against the suggestion. Mr. Cleghorn noted that if the board was governed by the Open Meetings Act, it was required to record the votes. Mr. Sanderson suggested the newly assembled Board of Directors contact the association Attorney of record and get his written opinion.

X. Election of the 2022-2023 Board of Directors

Mr. Sanderson asked the vote counters to deliver the final count to interim Secretary Melinda Weedon. Mrs. Weedon verified the vote counters had certified the vote by signing the tally sheet.

Mr. Sanderson then asked Mrs. Weedon to announce the results of the election which are as follows:

- Membership In-person Votes                    37
- Membership Mail-in Votes                    5
- Total Member votes cast                    42
- Percentage of Votes cast                    25%
- Vote Count By Each Candidate

Candidate	Address	Total Votes	Elected **
○ Charles Jenkins	3307 Pinecreek Drive	37	**
○ Carol Price	3702 Pine Bluff Circle	21	
○ Sherry Robbins	3305 Shadow Glen	25	**
○ Tucker Wheat	3307 Shadow Glen	24	**
○ John Young	3100 Lake Pine Circle	38	**

Mr. Sanderson announced the new Board of Directors for the 2022-2023 term:

- Sara Back                      1 year left on 1st term
- Toyona Wheat                1 year left on 1st term
- Mark Dahlgren               1 year left on 1st term
- Charles Jenkins             Elected for a 2-year term
- Sherry Robbins              Elected for a 2-year term
- Tucker Wheat              Elected for a 2-year term
- John Young                  Elected for a 2-year term

If everyone holds office for their full term, next year the association will elect 3 directors.

Mr. Sanderson asked for a motion from the floor to certify the election and new board.

- Gaylan Braselton (3105 Lake Forest Dr.) motioned to certify the election.
- Vicki Riggs (3304 Shadow Glen Cir) seconded the motion.
  - The motion passed with none opposed

Mr. Sanderson commented to the floor that if anyone wishes to request a recount of the vote, a written request must be received by the board within 10 days of the election. The new Board will meet within 10 days to select officers and set a meeting schedule for the upcoming year.

Motion to adjourn made by Sara Back, seconded by John Young (3701 Lakepine Cir). The meeting was adjourned at 8:37 PM.

Respectfully submitted,

Melinda Weedon  
Woods POA Board Interim Secretary

Drafted by:  
Past Board Present Owen Sanderson

Reviewed and Approved by:  
2023 -2024 Board of Directors

# **ATTACHMENT A**

## **VP Reports**

## **Woods POA 2023 Annual Meeting**

Secretary's Report

Melinda Weedon

The Woods Association Board of Directors had a total of 8 meetings throughout the year 2022-2023. These include the following:

- 09-07-2022 Post Annual Meeting Board Organizational Meeting
- 10-13-2022 Regularly scheduled meeting
- 11-10-2022 Regularly scheduled meeting
- 01-19-2023 Regularly scheduled meeting
- 03-09-2023 Regularly scheduled meeting
- 05-18-2023 Regularly scheduled meeting
- 07-20-2023 Regularly scheduled meeting
- 08-10-2022 Regularly scheduled meeting

In addition to In-person meetings, multiple email chains on various issues were conducted throughout the year between regular board meetings. In some cases, the email chain of communications and discussions resulted in votes being taken. All actions taken via emails and/or texting have been ratified and confirmed by the full board at a regularly scheduled meeting of the board and recorded in the minutes.

Respectfully submitted,

Melinda Weedon  
Interim Secretary

## **Woods POA 2023 Annual Meeting**

### Treasurer's Report

Sara Back

It's been a pleasure serving the WPOA as treasurer. One of the questions sometimes received this term related to Membership confusion regarding statements vs. invoices. WPOA doesn't send invoices alerting members to upcoming dues. Instead, WPOA sends quarterly statements alerting members of past payments. WPOA retains East Texas Bean Counters to handle our membership dues payments. However, as WPOA Treasurer, I am always available to answer any questions regarding payments, setting up drafts, obtaining a current balance, or any other questions membership might encounter concerning dues. Please contact me for assistance: Sara Back, 3701 Pine Bluff Circle, PH 903.981.7777

Attached are three reports for discussion.

1. Jan 1 – Dec 31, 2022, Profit and Loss with Balance Sheet (Last Term)
2. Jan 1 – July 31, 2023, Profit and Loss with Balance Sheet (This Term)
3. Proposed budget items for next term, October 1, 2023-Sept 31, 2024 (Next Term)

#### **List of Accomplishments**

- Audited 2022 books and obtained outstanding vendor W9s for tax reporting.
- Cleaned up outdated Liability items on the Balance Sheet
- Created more detailed account categories to more transparently address expenditures.
- Helped revert bookkeeping to calendar year addressed in WPOA By-Laws, which closer aligns the election year with the expenditure year (Oct 1, 2023 – Sept 31, 2024)
- Researched and helped the WPOA board find a new WPOA attorney who possesses years of POA experience in and outside the courtroom in addition to being knowledgeable about the latest Texas POA laws: Mr. Kevin Giddens from Boyd, Boyd, and Giddens Law Firm
- Updated Property Insurance Premiums

#### **List of Recommendations**

- only spend a portion of what comes in yearly and save for the impending bigger priced repairs since our POA is older with a long list of needed updates.
- Always save enough for dredging at three-year intervals so the money is there when needed.

Respectfully Submitted,

Sara Back

# Woods Property Owners Association Inc.

## Balance Sheet

As of December 31, 2022

Cash Basis

Dec 31, 22

### ASSETS

#### Current Assets

##### Checking/Savings

Southside Bank - Checking 16,369.44

Savings Account 21,864.94

**Total Checking/Savings** 38,234.38

##### Accounts Receivable

Dues Receivable (2,295.00)

**Total Accounts Receivable** (2,295.00)

**Total Current Assets** 35,939.38

#### Fixed Assets

Common Areas 999.89

Fencing 12,325.00

Irrigation System 23,200.00

Picnic Tables 4,383.46

Silt Pond 50,882.23

Swimming Pool/Bath House 45,000.00

Tennis Courts 30,000.00

**Total Fixed Assets** 166,790.58

**TOTAL ASSETS** 202,729.96

### LIABILITIES & EQUITY

#### Liabilities

##### Current Liabilities

##### Other Current Liabilities

Playground Funds Payable 2,053.81

Prepaid Dues 10,421.65

**Total Other Current Liabilities** 12,475.46

**Total Current Liabilities** 12,475.46

**Total Liabilities** 12,475.46

#### Equity

Net Assets 216,308.29

Net Income (26,053.79)

**Total Equity** 190,254.50

**TOTAL LIABILITIES & EQUITY** 202,729.96



**Woods Property Owners Association Inc.**  
**Profit & Loss Budget Performance**  
 January through December 2022

Cash Basis

	Jan 22	Feb 22	Mar 22	Apr 22	May 22	Jun 22	Jul 22	Aug 22	Sep 22	Oct 22	Nov 22	Dec 22	Jan - Dec 22	Annual Budget
<b>Ordinary Income/Expense</b>														
<b>Income</b>														
Dues and Assessments	9,096.00	7,636.35	7,528.00	10,879.00	7,825.00	6,930.00	9,768.00	8,820.00	7,282.00	11,625.50	8,142.00	8,166.90	103,698.75	106,980.00
Discounts Granted	(36.00)	(1,002.00)	(270.00)	(66.00)	(231.00)	(48.00)	(51.00)	(33.00)	(4.00)	(55.00)	(104.00)	(33.00)	(1,933.00)	
Transaction Fees	100.00	0.00	0.00	50.00	50.00	100.00	150.00	150.00	0.00	50.00	0.00	0.00	650.00	
Interest Income	0.00	0.00	3.50	0.00	0.00	4.86	0.00	0.00	8.14	0.00	0.00	11.37	27.87	22.55
Finance Charges	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14.18	0.00	14.18	
Keys	0.00	0.00	0.00	25.00	0.00	75.00	50.00	50.00	0.00	0.00	0.00	0.00	200.00	
<b>Total Income</b>	<b>9,160.00</b>	<b>6,634.35</b>	<b>7,261.50</b>	<b>10,888.00</b>	<b>7,644.00</b>	<b>7,061.86</b>	<b>9,917.00</b>	<b>8,987.00</b>	<b>7,286.14</b>	<b>11,620.50</b>	<b>8,052.18</b>	<b>8,145.27</b>	<b>102,657.80</b>	<b>107,002.55</b>
<b>Expense</b>														
<b>DEPARTMENTS</b>														
<b>Architectural Control</b>														
By-Laws & Covenants	36.53	0.00	0.00	188.56	21.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	246.09	1,565.00
<b>Total Architectural Control</b>	<b>36.53</b>	<b>0.00</b>	<b>0.00</b>	<b>188.56</b>	<b>21.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>246.09</b>	<b>1,565.00</b>
<b>Lake &amp; Common Grounds</b>														
Dredging	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28,250.00	0.00	3,172.83	0.00	0.00	31,422.83	55,000.00
General Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,224.87	0.00	0.00	1,224.87	600.00
Landscaping	2,285.00	0.00	2,285.00	2,285.00	3,160.00	2,427.38	4,752.62	2,365.52	2,840.99	5,020.00	3,007.38	0.00	30,428.89	28,920.00
Tree Removal	0.00	0.00	0.00	0.00	0.00	0.00	225.00	0.00	0.00	1,200.00	0.00	0.00	1,425.00	2,000.00
Seawall	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sprinkler System</b>														
Sprinkler System	0.00	0.00	450.00	0.00	0.00	0.00	0.00	60.98	50.00	545.00	479.58	0.00	1,585.56	625.00
<b>Total Sprinkler System</b>	<b>0.00</b>	<b>0.00</b>	<b>450.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>60.98</b>	<b>50.00</b>	<b>545.00</b>	<b>479.58</b>	<b>0.00</b>	<b>1,585.56</b>	<b>625.00</b>
Spillway Repair	16,819.63	4,209.65	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	21,029.28	20,350.00
<b>Total Lake &amp; Common Grounds</b>	<b>19,104.63</b>	<b>4,209.65</b>	<b>2,735.00</b>	<b>2,285.00</b>	<b>3,160.00</b>	<b>2,427.38</b>	<b>4,977.62</b>	<b>30,676.50</b>	<b>2,890.99</b>	<b>11,162.70</b>	<b>3,486.96</b>	<b>0.00</b>	<b>87,116.43</b>	<b>107,495.00</b>
<b>Recreational Pool</b>														
General Maintenance	461.27	117.50	125.00	347.27	534.02	732.27	611.00	1,276.97	861.27	557.00	541.00	710.90	6,875.47	7,795.00
<b>Total Recreational Pool</b>	<b>461.27</b>	<b>117.50</b>	<b>125.00</b>	<b>347.27</b>	<b>534.02</b>	<b>732.27</b>	<b>611.00</b>	<b>1,276.97</b>	<b>861.27</b>	<b>557.00</b>	<b>541.00</b>	<b>710.90</b>	<b>6,875.47</b>	<b>7,795.00</b>
<b>Recreational Tennis</b>														
Court Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total Recreational Tennis</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Recreational Playground</b>														
Recreational Playground	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Social Activities</b>														
Social Activity 3	0.00	0.00	0.00	0.00	78.03	0.00	159.08	0.00	0.00	0.00	262.66	0.00	499.77	1,250.00
<b>Total Social Activities</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>78.03</b>	<b>0.00</b>	<b>159.08</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>262.66</b>	<b>0.00</b>	<b>499.77</b>	<b>1,250.00</b>
<b>Total DEPARTMENTS</b>	<b>19,602.43</b>	<b>4,327.15</b>	<b>2,860.00</b>	<b>2,820.83</b>	<b>3,793.05</b>	<b>3,159.65</b>	<b>5,747.70</b>	<b>31,953.47</b>	<b>3,752.26</b>	<b>11,719.70</b>	<b>4,290.62</b>	<b>710.90</b>	<b>94,737.76</b>	<b>118,105.00</b>
<b>OPERATIONS</b>														
Office Supplies	59.47	0.00	0.00	36.32	0.00	39.09	0.00	285.57	0.00	0.00	0.00	0.00	420.45	100.00
Insurance	0.00	0.00	0.00	0.00	0.00	0.00	3,004.00	3,743.00	75.00	0.00	0.00	0.00	6,822.00	6,999.00
Annual Meeting	0.00	0.00	200.00	0.00	0.00	0.00	0.00	200.00	0.00	0.00	0.00	0.00	400.00	550.00
Bank Service Charges	60.00	30.00	62.60	41.10	41.10	41.10	41.10	41.10	41.10	41.10	41.30	70.30	551.90	720.00
Postage and Delivery	0.00	0.00	0.00	0.00	0.00	58.00	0.00	394.00	0.00	0.00	0.00	0.00	452.00	300.00
Printing and Reproduction	0.00	0.00	0.00	407.48	37.35	0.00	0.00	85.30	0.00	0.00	0.00	0.00	530.13	300.00
Professional Fees														

	Jan 22	Feb 22	Mar 22	Apr 22	May 22	Jun 22	Jul 22	Aug 22	Sep 22	Oct 22	Nov 22	Dec 22	Jan - Dec 22	Annual Budget
Bookkeeping	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	800.00	450.00	450.00	5,750.00	5,400.00
Website	0.00	810.00	0.00	390.00	0.00	0.00	455.00	0.00	0.00	260.00	0.00	0.00	1,915.00	985.00
Professional Fees - Other	1,268.25	0.00	0.00	1,988.28	0.00	0.00	0.00	0.00	9.52	912.00	3,025.50	498.75	7,702.30	3,700.00
<b>Total Professional Fees</b>	<b>1,718.25</b>	<b>1,260.00</b>	<b>450.00</b>	<b>2,828.28</b>	<b>450.00</b>	<b>450.00</b>	<b>905.00</b>	<b>450.00</b>	<b>459.52</b>	<b>1,972.00</b>	<b>3,475.50</b>	<b>948.75</b>	<b>15,367.30</b>	<b>10,085.00</b>
Property Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	270.00
<b>Total OPERATIONS</b>	<b>1,837.72</b>	<b>1,290.00</b>	<b>712.60</b>	<b>3,313.18</b>	<b>528.45</b>	<b>588.19</b>	<b>3,950.10</b>	<b>5,198.97</b>	<b>575.62</b>	<b>2,013.10</b>	<b>3,516.80</b>	<b>1,019.05</b>	<b>24,543.78</b>	<b>19,324.00</b>
<b>UTILITIES</b>														
Water	279.72	287.37	251.69	249.74	189.46	102.59	103.07	469.66	0.00	197.11	372.10	0.00	2,502.51	3,000.00
Electric Utilities	542.90	548.34	467.76	498.96	633.35	618.26	595.00	631.14	653.22	667.59	560.78	510.24	6,927.54	6,655.00
<b>Total UTILITIES</b>	<b>822.62</b>	<b>835.71</b>	<b>719.45</b>	<b>748.70</b>	<b>822.81</b>	<b>720.85</b>	<b>698.07</b>	<b>1,100.80</b>	<b>653.22</b>	<b>864.70</b>	<b>932.88</b>	<b>510.24</b>	<b>9,430.05</b>	<b>9,655.00</b>
<b>Total Expense</b>	<b>22,262.77</b>	<b>6,452.86</b>	<b>4,292.05</b>	<b>6,882.71</b>	<b>5,144.31</b>	<b>4,468.69</b>	<b>10,395.87</b>	<b>38,253.24</b>	<b>4,981.10</b>	<b>14,597.50</b>	<b>8,740.30</b>	<b>2,240.19</b>	<b>128,711.59</b>	<b>147,084.00</b>
<b>Net Ordinary Income</b>	<b>(13,102.77)</b>	<b>181.49</b>	<b>2,969.45</b>	<b>4,005.29</b>	<b>2,499.69</b>	<b>2,593.17</b>	<b>(478.87)</b>	<b>(29,266.24)</b>	<b>2,305.04</b>	<b>(2,977.00)</b>	<b>(688.12)</b>	<b>5,905.08</b>	<b>(26,053.79)</b>	<b>(40,081.45)</b>
<b>Net Income</b>	<b>(13,102.77)</b>	<b>181.49</b>	<b>2,969.45</b>	<b>4,005.29</b>	<b>2,499.69</b>	<b>2,593.17</b>	<b>(478.87)</b>	<b>(29,266.24)</b>	<b>2,305.04</b>	<b>(2,977.00)</b>	<b>(688.12)</b>	<b>5,905.08</b>	<b>(26,053.79)</b>	<b>(40,081.45)</b>

# Woods Property Owners Association Inc.

## Balance Sheet

As of July 31, 2023

Cash Basis

Jul 31, 23

**ASSETS**

**Current Assets**

**Checking/Savings**

Southside Bank - Checking 31,916.70

Savings Account

Dredging Savings 10,500.00

Reserve Account 7.5 26,188.81

Total Savings Account 36,688.81

Total Checking/Savings 68,605.51

**Accounts Receivable**

Dues Receivable 2,046.00

Total Accounts Receivable 2,046.00

**Other Current Assets**

Prepaid Expenses Legal Retainer 1,000.00

Total Other Current Assets 1,000.00

Total Current Assets 71,651.51

**Fixed Assets**

Common Areas 999.89

Fencing 12,325.00

Irrigation System 23,200.00

Picnic Tables 4,383.46

Silt Pond 50,882.23

Swimming Pool/Bath House 45,000.00

Tennis Courts 30,000.00

Total Fixed Assets 166,790.58

**TOTAL ASSETS** 238,442.09

**LIABILITIES & EQUITY**

**Liabilities**

**Current Liabilities**

**Other Current Liabilities**

Playground Funds Payable 2,053.81

Prepaid Dues 27,329.95

Total Other Current Liabilities 29,383.76

Total Current Liabilities 29,383.76

Total Liabilities 29,383.76

**Equity**

Net Assets 190,254.50

Net Income 18,803.83

Total Equity 209,058.33

**TOTAL LIABILITIES & EQUITY** 238,442.09

**Woods Property Owners Association Inc.**  
**Profit & Loss Budget Performance**  
 January through July 2023

Cash Basis

	Jan 23	Feb 23	Mar 23	Apr 23	May 23	Jun 23	Jul 23	Jan - Jul 23	YTD Budget	Annual Budget
<b>Ordinary Income/Expense</b>										
<b>Income</b>										
Dues and Assessments	9,566.50	7,765.10	8,023.00	10,686.00	9,991.00	8,430.00	10,027.00	64,488.60	61,600.00	79,200.00
Discounts Granted	(33.00)	(423.00)	(269.00)	(33.00)	(251.35)	(192.65)	(18.00)	(1,220.00)		
Transaction Fees	0.00	0.00	50.00	50.00	50.00	100.00	0.00	250.00		
Interest Income	0.00	0.00	31.69	0.00	31.40	17.03	0.00	80.12	14.00	21.00
Keys	0.00	0.00	0.00	0.00	0.00	100.00	0.00	100.00		
<b>Total Income</b>	<b>9,533.50</b>	<b>7,342.10</b>	<b>7,835.69</b>	<b>10,703.00</b>	<b>9,821.05</b>	<b>8,454.38</b>	<b>10,009.00</b>	<b>63,698.72</b>	<b>61,614.00</b>	<b>79,221.00</b>
<b>Expense</b>										
<b>DEPARTMENTS</b>										
<b>Architectural Control</b>										
By-Laws & Covenants	0.00	0.00	37.00	0.00	0.00	0.00	0.00	37.00		
AC Legal Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,200.00	1,200.00
AC Office Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00	50.00
AC Miscellaneous	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00	50.00
<b>Total Architectural Control</b>	<b>0.00</b>	<b>0.00</b>	<b>37.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>37.00</b>	<b>1,300.00</b>	<b>1,300.00</b>
<b>Lake &amp; Common Grounds</b>										
<b>Dredging</b>										
Dredging Lake	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Dredging N Silt Pond	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Dredging S Silt Pond	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Dredging Mobilization Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Dredging Clean Up	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total Dredging</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
Electric	542.59	552.56	493.32	548.31	513.72	548.11	618.31	3,816.92	4,550.00	5,850.00
Lake Fencing/Gate	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
General Maintenance	0.00	25.09	0.00	0.00	38.96	1,500.00	0.00	1,564.05	2,550.00	2,900.00
Lake Pump House Repair	0.00	239.57	0.00	0.00	0.00	0.00	0.00	239.57	600.00	600.00
<b>Landscaping</b>										
Entry Beds	0.00	0.00	0.00	0.00	0.00	2,972.83	496.62	3,469.45	4,000.00	4,000.00
Misc Planting	0.00	0.00	0.00	0.00	0.00	100.00	0.00	100.00	1,000.00	1,000.00
West Silt Pond	0.00	0.00	0.00	0.00	1,414.75	1,324.25	50.00	2,789.00	3,900.00	3,900.00
<b>Total Landscaping</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,414.75</b>	<b>4,397.08</b>	<b>546.62</b>	<b>6,358.45</b>	<b>8,900.00</b>	<b>8,900.00</b>
Lawn Care	2,285.00	2,285.00	2,285.00	2,285.00	2,285.00	2,285.00	2,285.00	15,995.00	15,995.00	20,565.00
LCG Office Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Pipe Repair	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Tree Removal	0.00	700.00	0.00	0.00	0.00	0.00	0.00	700.00	2,000.00	2,000.00
Seawall	0.00	0.00	0.00	0.00	0.00	0.00	653.56	653.56	1,200.00	1,200.00
<b>Sprinkler System</b>										
Water Acct Ending 6596	42.62	42.62	38.87	42.62	85.24	0.00	38.87	290.84	1,225.00	1,575.00

	Jan 23	Feb 23	Mar 23	Apr 23	May 23	Jun 23	Jul 23	Jan - Jul 23	YTD Budget	Annual Budget
Sprinkler System Repair	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,875.00	2,225.00
<b>Total Sprinkler System</b>	<b>42.62</b>	<b>42.62</b>	<b>38.87</b>	<b>42.62</b>	<b>85.24</b>	<b>0.00</b>	<b>38.87</b>	<b>290.84</b>	<b>3,100.00</b>	<b>3,800.00</b>
<b>Total Lake &amp; Common Grounds</b>	<b>2,870.21</b>	<b>3,844.84</b>	<b>2,817.19</b>	<b>2,875.93</b>	<b>4,337.67</b>	<b>8,730.19</b>	<b>4,142.36</b>	<b>29,618.39</b>	<b>38,895.00</b>	<b>45,815.00</b>
<b>Recreational Pool</b>										
Emergency Phone	0.00	243.39	0.00	243.39	0.00	0.00	243.39	730.17	497.00	639.00
Fencing/Gate	0.00	0.00	0.00	0.00	685.33	0.00	0.00	685.33	700.00	700.00
<b>General Maintenance</b>										
Maintenance	214.52	0.00	119.54	0.00	50.00	0.00	0.00	384.06	1,250.00	1,500.00
Pool House Bathrooms	0.00	0.00	0.00	0.00	40.23	0.00	0.00	40.23	150.00	150.00
<b>Total General Maintenance</b>	<b>214.52</b>	<b>0.00</b>	<b>119.54</b>	<b>0.00</b>	<b>90.23</b>	<b>0.00</b>	<b>0.00</b>	<b>424.29</b>	<b>1,400.00</b>	<b>1,650.00</b>
Treatment	141.00	156.00	145.00	198.00	508.00	543.00	667.00	2,358.00	2,250.00	3,600.00
Water Acct Ending 6484	145.07	82.21	82.21	82.21	164.42	0.00	82.21	638.33	840.00	1,080.00
<b>Total Recreational Pool</b>	<b>500.59</b>	<b>481.60</b>	<b>346.75</b>	<b>523.60</b>	<b>1,447.98</b>	<b>543.00</b>	<b>992.60</b>	<b>4,836.12</b>	<b>5,687.00</b>	<b>7,669.00</b>
<b>Recreational Tennis</b>										
Basketball Hoop	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Court Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fencing/Gate	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
General Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	1,000.00
Lights	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00	300.00
Parking Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total Recreational Tennis</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,300.00</b>	<b>1,300.00</b>
<b>Social Activities</b>										
Social Activity 1	0.00	0.00	0.00	0.00	391.80	0.00	0.00	391.80	250.00	250.00
Social Activity 2	0.00	0.00	0.00	0.00	0.00	291.83	0.00	291.83	250.00	250.00
Social Activity 3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00	250.00
General Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	175.00	225.00
Best Lawn Awards	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00	200.00
<b>Total Social Activities</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>391.80</b>	<b>291.83</b>	<b>0.00</b>	<b>683.63</b>	<b>1,075.00</b>	<b>1,175.00</b>
<b>Total DEPARTMENTS</b>	<b>3,370.80</b>	<b>4,326.44</b>	<b>3,200.94</b>	<b>3,399.53</b>	<b>6,177.45</b>	<b>9,565.02</b>	<b>5,134.96</b>	<b>35,175.14</b>	<b>48,257.00</b>	<b>57,259.00</b>
<b>OPERATIONS</b>										
Annual Meeting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00
Bank Service Charges	41.30	41.40	41.40	41.40	41.40	42.25	42.40	291.55	294.00	378.00
Insurance Board Members	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,100.00	3,100.00
Insurance Property	0.00	0.00	0.00	0.00	0.00	0.00	3,537.00	3,537.00	4,000.00	4,000.00
Office Supplies President	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Office Supplies Secretary	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	300.00
Office Supplies Treasurer	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Post Office Box	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	220.00
Postage and Delivery	0.00	0.00	0.00	136.08	45.21	0.00	204.00	385.29	500.00	600.00
Printing and Reproduction	0.00	0.00	19.00	0.00	0.00	0.00	101.63	120.63	150.00	300.00

	Jan 23	Feb 23	Mar 23	Apr 23	May 23	Jun 23	Jul 23	Jan - Jul 23	YTD Budget	Annual Budget
<b>Professional Fees</b>										
<b>Bookkeeping</b>	450.00	550.00	550.00	550.00	550.00	550.00	550.00	3,750.00	3,850.00	4,950.00
<b>CPA</b>	0.00	0.00	0.00	546.60	0.00	0.00	0.00	546.60	450.00	450.00
<b>General Legal</b>	200.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	1,000.00	1,000.00
<b>Website</b>	0.00	355.00	0.00	140.00	0.00	0.00	140.00	635.00	1,000.00	1,210.00
<b>Total Professional Fees</b>	650.00	905.00	550.00	1,236.60	550.00	550.00	690.00	5,131.60	6,300.00	7,610.00
<b>Property Taxes</b>	253.68	0.00	0.00	0.00	0.00	0.00	0.00	253.68	275.00	275.00
<b>Total OPERATIONS</b>	944.98	946.40	610.40	1,414.08	636.61	592.25	4,575.03	9,719.75	14,719.00	17,083.00
<b>Total Expense</b>	4,315.78	5,272.84	3,811.34	4,813.61	6,814.06	10,157.27	9,709.99	44,894.89	62,976.00	74,342.00
<b>Net Ordinary Income</b>	5,217.72	2,069.26	4,024.35	5,889.39	3,006.99	(1,702.89)	299.01	18,803.83	(1,362.00)	4,879.00
<b>Net Income</b>	5,217.72	2,069.26	4,024.35	5,889.39	3,006.99	(1,702.89)	299.01	18,803.83	(1,362.00)	4,879.00

Woods Property Owners Association Inc.						
Projected Budget						
October 2023 to September 2024						
					<b>Total Budget</b>	
					<b>Oct23 - Sep24</b>	
<b>Ordinary Income/Expense</b>						
<b>Income</b>						
				Dues and Assessments	\$105,600.00	
				Discounts granted		
				Transfer fees		
				Interest income	\$200.00	
				Keys		
				<b>Total Income</b>	<b>\$105,800.00</b>	
<b>Expense</b>						
<b>I DEPARTMENTS</b>						
<b>Architectural Control</b>						
				By-Laws & Covenants		
				AC Legal Fees		
				AC Office Supplies	\$50.00	
				AC Miscellaneous Expense		
				<b>Total Architectural Control</b>	<b>\$50.00</b>	
<b>Lake &amp; Common Grounds</b>						
<b>Dredging</b>						
				Dredging Lake		
				Dredging N Silt Pond		
				Dredging W Silt Pond		
				Dredging Mobilization Fees		
				Dredging Clean Up(soil haul off, erosion rock, mulch)		
				<b>Total Dredging</b>	<b>\$0.00</b>	
				Electric (Pump House, Fount., Lights)	\$7,800.00	
				Lake Fencing/Gate		
				General Maintenance	\$3,000.00	
				Lake Pump House Repair		
<b>Landscaping</b>						
				Entry Beds	\$1,000.00	
				Misc Planting		
				West Silt Pond	\$500.00	might also want to plant trees around w silt & lake
				<b>Total Landscaping</b>	<b>\$1,500.00</b>	
				Lawn Care	\$27,420.00	
				LCG Office Supplies		
				Pipe Repair		
				Tree Removal	\$2,000.00	
<b>Seawall</b>						
<b>Sprinkler System</b>						
				Water Acct Ending 6596 (W Silt Pond)	\$1,500.00	
				Sprinkler System Repair	\$1,500.00	
				<b>Total Sprinkler System</b>	<b>\$3,000.00</b>	
				<b>Total Lake &amp; Common Grounds</b>	<b>\$44,720.00</b>	
<b>Recreational Pool</b>						
				Electric (Pool Pump/House)	\$1,300.00	
				Emergency Phone	\$1,000.00	
				Furniture		might consider purchasing new pool furniture
				Fencing/Gate		might consider painting pool fence for est \$3K
				General Maintenance		
				Pool Pump	\$1,500.00	additionally, possible repair/replace pump for est \$5K
				Pool Bathrooms	\$250.00	
				<b>Total General Maintenance</b>	<b>\$1,750.00</b>	
<b>Summer Caretaker</b>						
				Treatment	\$6,000.00	
				Water Acct Ending 6484	\$1,500.00	
				<b>Total Recreational Pool</b>	<b>\$10,250.00</b>	
<b>Recreational Tennis</b>						
				Basketball Hoop		
				Court Repairs		powerwashing court and repairing net for est \$3K
				Fencing/Gate		

				General Maintenance	\$1,000.00
				Light Repairs	\$300.00
				Parking Repairs	
				Total Recreational Tennis	\$1,300.00
				Social Activities	
				Social Activity 1	\$250.00
				Social Activity 2	\$250.00
				Social Activity 3	\$250.00
				General Fund	
				Best Lawn Awards	
				Total Social Activities	\$750.00
				Total Departments Expense	\$57,070.00
				<b>II OPERATIONS</b>	
				Annual Meeting	\$300.00
				Bank Service Charges	\$500.00
				Insurance Board Members	\$3,300.00
				Insurance Property	\$6,500.00
				Office Supplies Pres.	
				Office Supplies Secretary	\$300.00
				Office Supplies Treasurer	
				Post Office Box	\$220.00
				Postage and Delivery	\$900.00
				Printing & Reproduction	\$300.00
				Professional Fees	
				Bookkeeping	\$6,600.00
				CPA	\$600.00
				General Legal	\$1,000.00
				Website	\$1,300.00
				Total Professional Fees	\$9,500.00
				Property Taxes	\$300.00
				Total Operations Expense	\$22,120.00
				Total Expenses	\$79,190.00
				Net Ordinary Income	\$26,610.00
				Net Income	\$26,610.00
				Savings Account 7.5%	
				Beginning Balance	\$40,989.81
				General savings	\$7,500.00
				Dredging Savings	\$18,000.00
				Interest	\$204.00
				Ending Balance	\$66,693.81
				Woods Property Owners Association Inc.	
				2023 Cash Flow	
				Beginning Balance	\$31,916.70
				Income	\$105,600.00
				Expenses	\$79,190.00
				Transfer to Savings	\$25,500.00
				Ending Balance	\$32,826.70



## **Woods POA 2023 Annual Meeting**

VP Lake & Common Grounds

Joe Williams

### **List of Accomplishments**

- Winterized pumphouse with insulation and cleared fire hazards.
- Clear debris and repaired Tennis Court Fence after the ice Storm
- Replanted neighborhood entry flower beds and repaired lights
- Re-graded and repainted Vegetation along Calloway (west Silt Pond)
- Sprayed for alligator grass x3.
- Repaired beaver damage to the west silt pond seawall
- Irrigation system repairs. (breaks, valves, electrical)
- Repaired boards at the lake bridge

### **List of Recommended Improvements**

- Additional beaver damage to the west still pond sea wall. Considers replacing with a concrete structure same as on the north still pond. Cost estimated at \$5,000.
- Clear debris (wood and leaves) from the lake trapped near the emergency spillway. Cost estimated at <\$1,000.
- Adjust and replace sprinkler heads along Calloway Rd and Entry flower beds.
- Consider adding a pump irrigation system to the west silt pond. The association currently pays \$2,000+ a year to the city for watering. Estimated cost \$10,000.
- Trim dead branches from crape myrtles along Calloway and by Pool, estimated cost <\$500.
- Sidewalk repairs by new home construction, To be handled by homeowner.
- Dredging scheduled for the summer of 2025, assuming no unforeseen issues or rain events. Estimated cost of \$55,000.

Respectfully Submitted,

Joe Williams

**Woods POA 2023 Annual Meeting**  
VP Recreational Facilities and Security Report  
Mark Dahlgren

Recreation and Security enjoyed a great year. The pool opened early in May, and with the record heat, the neighborhood pool was busy throughout the summer. We expect the pool to stay open through September and as long as it is hot enough to swim. Special thanks to Ron Boganschultz, our paid pool technician, and Ken Oglesbee, our volunteer overseer (who daily unlocks/locks the bathrooms). I have enjoyed encountering numerous happy swimmers—many of whom commented about the excellent upkeep of the pool and pool area. I appreciated the way our neighbors have taken care of our properties (generally picking up trash, locking it up after use, and alerting the board to problems). I have been busy with pool/tennis court key distribution. As you may remember, we rekeyed our facilities to open with one key instead of two. Our tennis courts don't appear to be getting much use, but the courts are ready when you are. The basketball goal has been a nice addition to our recreation area. From a security standpoint, I believe we have been relatively free from issues. We are blessed to live in this amazing neighborhood among wonderful people. Thank you for the opportunity to serve you on this board these past two years.

**List of Accomplishments**

- Repair/ Replace the Pool Pump Housing
- Replaced Pool gate with keyless existing lock and permanent deadbolt.
- Repaired Tennis Court Lighting and timer
- Placed No trespassing/No Fishing signs at the west silt pond.

**List of Recommended Improvements**

- Repair/ Replace the Pool Pump Housing
- Replaced Pool gate with keyless existing lock and permanent deadbolt.
- Repaired Tennis Court Lighting and timer
- Placed No trespassing/No Fishing signs at the west silt pond.

Respectfully submitted,

Mark Dahlgren

**Woods POA 2023 Annual Meeting**

VP of Architectural Control Report

Melinda Weedon

The Architectural Review Committee and The Woods POA Board approved all projects submitted to the board this last year.

Those projects included a new home, permanent pergolas, solar panels, decks, and patios. Each project was compliant with covenant requirements.

I would like to thank the Architectural Review Committee: Jason Barefield, Todd Glass, and John Young. Each of these men generously volunteered their time to go onsite and review each proposed project presented to the board this year. They ensured that each project was in line with the covenants and made recommendations to the board for a final vote. I appreciate these men and all the help they have given this last year.

**3108 Lake Forest Drive**

**Shannon Griffin**

The Griffins submitted a plan to replace a failing wood retaining wall that was installed when the home was built. The wall will be replaced with an engineer-approved stone wall and will be the exact height (6 feet) of the original wall. (This wall is to the right of the home from the street view.)

The Griffins submitted the engineering specs for the 6-foot wall and are awaiting the city permit.

An additional new stone retaining wall is to be built on the left side of the home (from street view) to prevent further erosion from water flow. The wall will be level with the neighbor's driveway (no higher than the driveway) beginning at about 2 feet tall and to about 4 feet tall as the hill tapers down. The side yard up to the edge of the neighbor's driveway belongs to the Griffins.

The Architectural Review Committee reviewed and approved this project on Aug. 15, 2023.

Respectfully Submitted,

Melinda Weedon

## **Woods POA 2023 Annual Meeting**

VP of Social Activities

Tonya Wheat

The social events are a great way to meet new people and enjoy getting to know everyone in the HOA neighborhood. Thank you to everyone in attendance and the volunteers who helped out with these events.

- Boo Bash – Oct.
  - Halloween Party at the Tennis Court
- Easter Egg Hunt – April
  - We had everything from eggs to hunt -for all age groups, coffee, hot chocolate, cookie decorating, a photo booth, and of course, the Easter Bunny. We had an excellent turnout, and a good time was had by all.
- Opening Pool Parting – May
  - There were quite a few people at the pool that day. We had Kona Ice, KFC, and a lot of fun at this event as well.

### **Social Event Goals**

- The addition of Neighborhood “Library Boxes”. These look like birdhouses, but they are book boxes filled with books that neighborhood families could take and enjoy reading or share a book(s) you enjoyed by donating it to the box.
- Spring neighborhood-wide garage sale. The association would sponsor a weekend in the spring and advertise in several different media outlets. Each individual member would hold a sale and benefit from the increased traffic through the neighborhood.
- Yard of the month in the spring through the fall. The Board will accept nominations and place a sign in the yard and the owner will receive a \$50 gift card.
- Encourage Cul-de-Sac and Block Parties

Respectfully Submitted,

Toyna Wheat

**ATTACHMENT B**  
**Approved Bylaw Amendment**

**Woods POA 2023 Annual Meeting**  
Proposed Redlined Revisions By Law Voting

Article II, Section 11 (original text)

A member may vote for the Board of Directors either in person or by-election ballot. An election ballot shall state clearly the specific meeting at which it is to be voted. A black election ballot form shall be obtainable from the chair of the nominating committee before the election, listing all the candidates for the board of directors whether approved by the Nominating Committee or not, and must be filed with the Secretary at least there days prior to the scheduled meeting to be valid.

Article II, Section 11 (Recommended Redlined Revision)

A member may vote for the Board of Directors ~~either~~ by election ballot, ~~either~~ in person, or by election absentee ballot. An election ballot shall state clearly the specific meeting at which it is to be voted. A blank ~~election~~ absentee ballot ~~form~~ shall be obtainable from the chair of the nominating committee ~~no sooner than twenty days prior before~~ to the election, listing all the candidates for the board of directors whether approved by the Nominating Committee or not, and must be filed with the ~~Board~~ Secretary at least there (3) days prior to the scheduled meeting to be valid. ~~The Board of Directors at their discretion may choose to post mail absentee ballots to the entire association. Post-mailed absentee ballots shall be returned to the Association PO Box, at least one (1) day prior to the scheduled meeting to be valid.~~

Article II, Section 1, (approved final text)

A member may vote for the Board of Directors by election ballot, either in person or by absentee ballot. An election ballot shall clearly state the specific meeting at which it is to be voted. A blank absentee ballot shall be obtainable from the chair of the nominating committee no sooner than twenty days prior to the election, listing all the candidates for the board of directors whether approved by the Nominating Committee or not, and must be filed with the Board Secretary at least there (3) days prior to the scheduled meeting to be valid. The Board of Directors at their discretion may choose to post mail absentee ballots to the entire association. Post-mailed absentee ballots shall be returned to the Association PO Box, at least one (1) day prior to the scheduled meeting to be valid.