

MINUTES OF THE NOVEMBER 2018 ANNUAL MEETING OF THE  
WOODED GLEN, SECTION 1 HOMEOWNER'S ASSOCIATION, INC.

Meeting Location: Pohick Library

Meeting Date: November 28, 2018

Meeting was called to order at 7:51pm.

President Beth Samec announced that a quorum of members was present.

President's Opening Remarks

Information: Reading/Review of last year's Annual HOA meeting Minutes

Motion to accept the 2017 Annual HOA meeting minutes.  
Seconded and passed.

Information: Treasurer's Report

- A proposed budget had been distributed by email which provides a significant reduction from the prior year due to a favorable rate for trash collection and from PMI Prince William to serve as the management company.
- The Board has invested in Treasury bills that generate approximately \$1,000 in income per year.
- A reserve study concluded that there is little need to have funds in reserve for capital improvements.
- The HOA has excess retained earnings based on standard industry practices of retaining 20% of the total annual assessment.
- The budget will be distributed to all homeowners on or before December 1.

Motion: Motion by Richard Golden to vote on amending the bylaws.  
Seconded. Discussion followed. Motion to call the question.  
Seconded and passed with no opposition.

Information: 39 lots were represented in person or by proxy  
11 lots were represented in person  
2 representations by proxy were for quorum only, leaving a total of  
37 representations for the vote (39 – 2)

2 additional proxies were questionable. One was a proxy from a non-owner (an executor of an estate). The other had the wrong

name but it was deemed by the members to be acceptable. This additional proxy brought the total representations to 38.

Vote: The motion to amend the bylaws had 37 votes in favor and was therefore passed.

Derage Alemayehu was nominated to be a candidate for a board seat with a term ending in 2020. Motion to elect was made. Passed.

Michael McCrory was nominated to be a candidate for a board seat with a term ending in 2020. Motion to elect was made. Passed.

Richard Golden was nominated to be a candidate for a board seat with term ending in 2020. Motion to elect was made. Passed.

Information: ACC Report

- Some homes are in a poor state of upkeep and are affecting the appearance and value of other homes in the neighborhood.
- An email address is needed for the ACC.
- Pipe stem #1 needs to address the pavement of their roadway.

Action: Motion: To adjourn at 8:51 pm. Seconded. Passed.