MINUTES OF THE NOVEMBER 2019 ANNUAL MEETING OF THE WOODED GLEN, SECTION 1 HOMEOWNER’S ASSOCIATION, INC.

Meeting Location: Pohick Library

Meeting Date: November 20, 2019

Meeting was called to order at 7:36 pm by Vice President Richard Golden, president Gressel not being in attendance.

Election inspectors Julie Hebdon and Stephanie Golden were present.

Report from Election Inspector Hebdon: Information: 28 lots were represented in person or by proxy. 8 lots (13 people) were represented in person

Vice President Richard Golden announced that a quorum of members was present.

Vice President’s opening remarks:

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

 **Motion** to accept the 2018 Annual HOA meeting Minutes. Seconded and Passed.

 Information: Treasurer’s Report

* A board approved budget has been distributed to the members.
* Net assets/equity were reviewed and discussed by Graziano.
* Assessment amount proposed by the board approved budget for the 2020 year is: $511.00
* Member questioned how amount is established. Discussion.,
* As reviewed at Annual Meeting 2018 and as described by Julie Hebdon the HOA has retained earnings in excess of standard industry practices: retaining 20% of the total annual assessment. Ms. Hebdon indicated that this industry practice is not binding on the Association.
* Discussion: whether a portion of previously accumulated reserves could be used to provide members with a credit for the anticipated $511 levy for year 2020 common expenses. Chair indicated that a by-law amendment would be required, 37 votes must be cast in favor of the question, and that an insufficient number of votes were now present at this meeting to properly consider that question. Chair indicated that members always have an option to call for a special meeting to consider such a matter.

**Motion** made to approve the proposed expenditures for trash collection as shown in the board approved budget. Seconded. Motion Passed.

The Chair opened the floor for **nominations** for election to fill two seats on the Association’s Board of Directors.

* **Jonathan Gressel** was nominated to be a candidate for a board seat with a term ending 2021.
* **Al Graziano** was nominated to be a candidate for a board seat with a term ending 2021.

**Motion** made and seconded to close nominations. Motion passed.

 **Question presented**: Should Jonathan Gressel be elected to the board? Voice vote: **Mr. Gressel was elected**.

 **Question presented**: Should Al Graziano be elected to the board? Voice vote: **Mr. Graziano was elected**.

Floor was opened for member discussions.

* Condition of pipe stem #1 (Lots 3 through 7) and funding for repair was discussed.

Action: **Motion** to adjourn at 8:04 pm. Seconded. Passed.

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