

Annual Meeting Notes of February 13, 2023

Meeting began at 6:35 pm. Board Members present: Jane Want, Ken Rothrock, Scott Boyd, Jake Wortz, Jack Buck, Kris Harman and Ann Lindsey. Leslie Sayers, CMA Homeowners Manager was in attendance, as well.

Ballots were given out to Homeowners in the event we had a quorum of at least 61 Owners. Unfortunately, that number was not met.

Scott Boyd, President, led the presentation by introducing himself as well as all the Board Members.

The following items were discussed by slide show:

- Reminder to keep up Homeowners property value by regular maintenance tasks i.e., painting, lawn care, neat appearance of house.
- The following expenditures for maintaining our community such as money spent on Clubhouse renovations/repairs such as new kitchen, restrooms, gutters, windows, and water heater; security cameras in Amenities area/ Clubhouse; new pool chairs and umbrella stands for Pool Area.
- The Reserve Study states that Lakes of White Oak is in good financial shape.
- We've restarted Newsletters again and owners are enjoying them again.
- We now have a Social Committee and we will be having a number of activities for both children and adults.
- The Pool Manager position is open for candidates. Ann has all the information.

- A storage building will be built on the back side of the Clubhouse to house Christmas ornaments. They were being damaged by heat, humidity and chlorine in the Pump House at the Pool.
- A Financial Overview of all expenditures was mailed to all Homeowners.

Concerns/Questions raised by Homeowners after Scott's presentation:

** Beavers building dams in the drains off Northfield Dr. It's causing a lot of erosion/flooding in yards/basements. The County has been contacted and were out in later January but encouraged those effected to contact the Homeowners Association. This will be a topic for our next Board Meeting in March. It definitely needs a resolution, perhaps by setting traps to capture the animals.

** Clubhouse rentals are now \$275 up from \$250 due to increased labor costs. Possibly will be re-instating volunteer hours to reduce the cost of rental.

** Sullivan Rd widening should be starting this Spring. Engineers, that several Board members met last fall, said the whole project will last 18 months or so, weather permitting

** We got commendations from a Homeowner who said the ARC (Architectural Design Committee) was doing a good job

** A question came up about the number of rental homes were in LOWOCA. The answer is between 10-15%. We will be contacting a lawyer about drafting an amendment to limit the number to 10%. Homeowners would have to vote on the amendment, as well. A homeowner offered help on the issue.

** Concern about the number of vehicles on the street in Mosswood, children playing, cars going way too fast and the need for a possible 3-way stop sign. Homeowners were encouraged to contact the police/sheriff if they notice any abandoned vehicles and to contact the county regarding the 3-way stop.

After the meeting ended, the existing Board voted to keep the current Board members since a quorum was not met.