

## DRAFT

Woodside Park HOA Units 1, 2, 3 and 4  
Minutes of End of Year Meeting  
Dec 11, 2023

**Board Members Present:** Ken Van Tuyl (President); Bob Banks (Vice President); Pam Hyer (Treasurer); Stephanie Berardini (Secretary); Chip Scudder & Otto Boneta (Directors at Large); Lisa Schindler (Resident & Incoming Secretary); Rene Hansen (Resident). Otto attended via phone.

The meeting was called to order at 6:06PM.

**Quorum Established:** 6 board members present.

**President's Remarks:** Ken welcomed the board members, introduced attendees and outlined meeting goals (end of year treasurer's report and general communication). Lisa was welcomed as incoming secretary starting Jan 1, 2024 and Stephanie was thanked for her very hard work as secretary.

**Treasurer's Report:** Pam reported an end of year balance of \$6,417.67 through December 11, 2023. Recent changes include an expense of \$67.00 for electric and \$161.00 for the cost of hosting the fall membership meeting.

**Approval of Minutes (From Fall Membership Meeting of October 21, 2023):** Previous meeting notes were distributed by Ken. Outgoing Secretary Stephanie made a MOTION to accept; Pam SECONDED; MOTION approved.

Ken presented Stephanie with a modest thank you gift for her hard work on the Board in various capacities over the last several years.

**Community Changes:** Bob is preparing to retire his seat on the social HOA, his chairmanship of the ACC and will be transitioning his role as general leader of the community. Expected retirement in Spring of 2024 and dependent upon the sale of Cathy and Bob's home.

- Steve Schindler will be assuming the role of ACC Chairman.
- Role of VP can be appointed; Otto will likely assume that role.

**Community Updates:** Bob discussed the progression of the ballot initiative to modernize covenants. Comments received from ACC members Steve Schindler and Bob Banks. Next steps are for Bob to review and incorporate comments for final review by ACC.

- Stephanie and Brian will research legality of giving the ACC the ability to make minor changes to covenants. Scribner's errors should be OK to correct – can the ACC make minor changes to clarify intent?
- Vote requires 60% approval from the community or rules revert to original (current) language.
- This is a high threshold – will discuss education campaign within the community in the upcoming months
- Decision point – need to decide whether line changes or total document rewrite will be most effective

Bob has a guide for how to run the fishing derby and the community garage sale (every 2 years). Will also donate his copier to the HOA for community use. Dues cards will be going out in early 2024. Ken Van Tuyl is also starting to think about succession planning. Rene invited to join the board as a Director at Large, which would allow him to share in the decision making.

Park County Planning Commission hearing to review Shirley Septic's Sketch Plan and Final Plan and Plat. Refer to Park County Neighborhoods Alliance for details – community representatives will plan to attend and strenuously object.

**Adjournment** – Stephanie made a MOTION to adjourn; Chip SECONDED; PASSED unanimously at 6:42 PM.