

WOODRIDGE COMMUNITY ASSOCIATION

c/o FIDELITY MANAGEMENT SERVICES, INC.

WOODRIDGE COMMUNITY ASSOCIATION
ANNUAL MEETING
April 16, 2020
Via Zoom

Call to Order: The meeting was called to order at 6:39 PM by Brendan Devlin

Board Members Present: Brendan Devlin-President, Bill Giragos-Vice President, Felicia Rue-Treasurer, Joe Nakos-Secretary and MaryJo Ammon-Director

Also, present were: Fidelity Management Services representative, Dee Smith, Doug Humme from Master Protection

Owners: There were ten homes represented.

Eugene Eng volunteered to count the ballots. There are two candidates for three positions.

Minutes: Joe Nakos read the minutes from the April 18, 2019 annual meeting. Motion to approve April 18, 2019 minutes as submitted made by Brendan Devlin and seconded Mary Jo Ammon. All in favor. Motion passed.

Master Protection – Doug Humme submitted a report prior to the meeting. See exhibit A. Camera still not working. Gatekey agreement needs to be signed. An imager for \$1100 needs to be purchased for the upgraded Gatekey. Robert Kaplan reported that he talked to ESS about the camera and was told that they would not replace the camera that was not working properly and the HOA could sue him. Need to find someone new and get a SOW.

Treasurer's Finance Report: Given by Felicia Rue. She has sent a three-month PL comparison to the Board prior to the meeting. It doesn't compare to the statements. There is a variance of \$18,018.53 shortfall and a variance of \$43,713.90 in income. Expenses overbudget is landscape extras, pest control and brush clearance. The pest control is due to rabbit control. The additional brush clear should be charged to reserves. The landscape extras need to be reviewed.

Year end audit has a cash balance of \$961,126. There were no findings for year end. A reserve study needs to be done this year.

Water usage is down due to the rains.

Eugene Eng reported 121 ballots received. A quorum was reached. 115 ballots were needed for the quorum. Each candidate received one plus in votes. Mary Jo Ammon and Robert Kaplan were elected to serve a two-year term. Brendan Devlin and Bill

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WOODRIDGE COMMUNITY OWNERS ASSOCIATION
HOMEOWNERS ASSOCIATION, INC.

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Giragos were leaving the board. Joe Nakos thanked Brendan and Bill for their years of service, hard work and dedication.

Bill Giragos said he enjoyed his 10-year time on the board. He volunteered to help in any way that he can. Brendan Devlin said that he had enjoyed his time on the Board. Mary Jo Ammon complemented Brendan and Bill on their service and enjoyed working with them.

Bill Giragos suggested a year in review article for the newsletter. Felicia Rue said that she needed to step down from doing the newsletter.

Felicia Rue mentioned she will miss Brendan Devlin and Bill Giragos.

New Board Positions – Motion made by Joe Nakos and seconded by Felicia Rue. All in favor. Motion passed.

President – Joe Nakos
Vice President – Mary Jo Ammon
Treasurer – Felicia Rue
Secretary – Robert Kaplan

New Committee Chairs – Motion made by Joe Nakos and seconded by Robert Kaplan. All in favor. Motion passed. Landscaping – Joe Nakos and ARC – Mary Jo Ammon

Motion made by Joe Nakos and seconded by Mary Jo Ammon. All in favor. Motion passed. Safety/Rules & Regulations Committee – Kathleen Nakos

Open Forum – Fabiola Orlowsky thanked Brendan Devlin and Bill Giragos for their service.

Bob Trevathan said it was a good meeting and that the board was doing a job.

Bill Giragos said the meetings should continue to be held with zoom for residents who can't attend the meetings.

Date of Next Scheduled Meeting: The next meeting will be held on May 21, 2020

ADJOURNMENT: With no further business to discuss, the meeting was adjourned at 7:45 P.M.

Board members signature

Date
