

**Woodland Pond Lakefront Association, Inc.
Special Membership Meeting Minutes
March 23, 2020 7:00 pm
By Video/Teleconference**

AGENDA

| | |
|---|---------------------|
| Call to Order & Welcome | Craig Lester (7:00) |
| Verify Quorum | Craig Lester |
| Minutes of Last Annual Meeting | Craig Lester |
| Vote on Dues Increase | Craig Lester |
| Declaration Approval Status | Craig Lester |
| Reason for Changes to Declaration | Craig Lester |
| Volunteers to fill empty Board of Directors Positions – Secretary Position | Craig Lester |
| Fishing Derby Update | Jennifer Harless |
| Website updates – POA Disclosure Package – Financial Statements – Meeting Minutes – Governing Documents | Craig Lester |
| Open Forum | All |
| Adjourn | Craig Lester |

Craig Lester called the meeting to order at 7:00 p.m. and verified that quorum requirements were met to vote on the motion to increase the maximum annual assessment to \$500: 30% of each membership class in person or by proxy.

By Proxy: 54/97 A members and 16/50 B members

In person not represented by proxy: 4 A members and 1 B member

Total Registered for the Teleconference: 41 A Members, 9 B members

Craig asked for a motion to suspend reading of the minutes from the January 2020 Annual Membership meeting and accept them as submitted. Motion was made by JoAnn Marshall and seconded by Eileen Sundstrom. Craig asked if there were questions or comments before calling the question, and there were none. The question was called and approved by unanimous acclamation.

Craig informed the membership that the Board has proposed to increase the maximum annual assessment to \$500, and submitted the question to the membership. Current proxy ballot count (A Members 1 vote, B Members ½ vote) is 51 for, 12 against. Craig opened the floor for discussion before calling the questions for those present in person who did not have a proxy ballot, or revoked their proxy ballot. Craig called the question, and vote was 54.5 for and 13 against. The motion passed.

Craig informed the membership that the dues will be set at \$500 for 2020, and billing will be done electronically for those willing to accept that form, and by paper for those who do not accept electronic billing. The membership update form will also be sent electronically, hopefully through DocuSign.

Craig informed the membership that there are seventy-six (76) approvals in hand for the Amended and Restated Declaration of Covenants, Conditions and Restrictions, and at least four (4) more A members have indicated they will approve in the very near future. Eighty (80) approvals are required to amend and restate the Declarations.

Craig explained that the Board decided to slightly revise the Declarations after submitting them to the membership to better reflect the intent that all Lot Owners in Woodland Pond and First Branch who do not live on the Lake can choose to become B Members of the WPLA, without restriction. As such, all A members who approved the Declarations prior to February 22, 2020 need to acknowledge the change and consent to using your notarized approval for the revised Amended and Restated Declarations. Please sign and return your acknowledgement and consent page to Craig Lester at 8901 Laurel Cove Pl, or by email to craig.v.lester@gmail.com.

Anne Kalemjian asked that the acknowledgement and consent form be resent to A members, and Craig agreed to do so.

Lee Kump expressed concern that the language in the Amended Declarations regarding B Membership agreements does not ensure the agreements are consistent for all B members. Craig agreed the Board would consider the issue.

Craig reminded the membership that the proposed Amended and Restated Bylaws and Articles of Incorporation and Rules were sent by email in March, 2020 for their consideration. Once the Declarations are approved, a Special Meeting will be held to vote on the Bylaws and Articles. B Members will be eligible to vote in this meeting, as required by the current Bylaws and Articles. Once those are approved, A members will vote on the revised Rules.

Craig reminded the membership that there are two vacant Director positions, and the Board has the ability to appoint someone to fill the vacancies. Craig asked for volunteers to notify a Board member for consideration in filling these positions.

Craig also reminded the membership that the Secretary position is vacant. Jane Abbate is continuing to serve as Secretary for signature purposes until a successor is in place. Craig Lester is currently performing most Secretary responsibilities. Craig asked volunteers to notify a Board member for consideration in filling this important position.

Jennifer Harless informed the membership that the WPLA picnic and fishing derby have been postponed to a later date in the fall. When it is safe, all WPLA members are encouraged to attend the picnic to enjoy food and fellowship with their neighbors. Fishing enthusiasts are encouraged to participate in the derby, even if the timing is not optimum. There will be no registration fee this year.

Craig informed the membership that the WPLA website will be changing in the near future to provide a more complete POA Disclosure package, and to make it easier to see financial statements, meeting minutes, and the governing documents.

Craig opened the floor to discussion. There was none.

Craig asked if the Teleconference format was acceptable considering the circumstances, and members indicated it was.

Craig adjourned the meeting at 07:50 p.m.