

WOODSTREAM FALLS CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS/HOA MEETING AGENDA  
October 19, 2016

**ANNUAL HOA MEETING**

WFCA ANNUAL HOA MEETING 6:00 p.m.

1. CALL TO ORDER
2. ROLL CALL
3. NOTICE AND WAIVER OF NOTICE

3.1 Homeowners were informally notified of the Board meeting. Notices were put up on all mail kiosks

4. DETERMINATION OF QUORUM
5. READING AND APPROVAL OF MINUTES
6. BOARD VOTE
7. RESERVE STUDY
8. ACCOUNTING REVIEW
9. ADJOURNMENT- Next meeting TBD

**WOODSTREAM FALLS CONDOMINIUM ASSOCIATION  
ANNUAL MEETING**

October 19, 2016 in Clubhouse Office at 6:00 p.m.

**Board Members present:**

- Chu Ho Son, President
- Judson Davis, Vice President
- Charlene Hunter, Hunter Law
- Tom Hobelman, Secretary

1. CALL TO ORDER/ROLL CALL – Secretary Tom Hobelman called the meeting to order at 5:37pm. Board members present were introduced; quorum was not reached due to missing members. Handouts were available for distribution at the sign-in table.

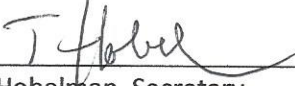
2. NOTICE – Homeowners were informally notified of the Board meeting in the week prior to the meeting; notices were posted on all mail kiosks and at each of the five entrances to the community and at the six laundry rooms.

3. WAIVE Reading of Minutes, Officer Reports, and Committee Reports (Committee Reports currently moot).

5. ACCOUNTING REVIEW – James Moore, President and Nora Dozier of James Moore Accounting reviewed the work they had accomplished on behalf of WFCA Inc. Upon completion in late October, the refurbished QuickBooks utilized by HOA management will faithfully and accurately reflect current economic activity on behalf of the HOA. Newfound confidence in WFCA Inc.'s financial documentation will in turn greatly assist in decision-making around capital investment, weekly and monthly expenditures, and other operating decisions.

4. RESERVE STUDY – Bryan Farley, Regional President of Association Reserves presented an overview of the reserve study his company produced at the request of management. Recommendations ranged from re-paving the parking lot to painting the exteriors; multiple resident questions revolved around the financial stability of HOA in proportion to the recommended projects. Copies of the report will be made available to owners via a website link or hard copies if requested via the Document Request Form.

5. BOARD VOTE – Upon a count of those present combined with signed proxies filed at the management office, a voting quorum of 160 was confirmed. The HOA members whose current terms are completed (Chu Son, one "member-at-large") were given time to address the assembly. Anna Fleshler (new resident of BB461), Melissa Stoldal (current resident of P227), and Randy Weir (current resident of K137) all spoke briefly regarding their qualifications and interests in the community. Chu and Anna received the most votes and were welcomed to the Executive Board.

  
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Tom Hobelman, Secretary