

**WOODS OF BLAIR HILL HOMEOWNERS ASSOCIATION, INC**  
**ANNUAL MEETING**  
**March 27<sup>th</sup> , 2023**  
**LOCATION WENDELL COMMUNITY CENTER**

	<b>DIRECTORS PRESENT:</b>		<b>MANAGEMENT</b>
Dana De-Vane Webster	Arthur Marsh		Grey Wilson,
Sierra Fisher	Anne Heafner		Layonna Nettles Pindell- Wilson

**I. CALL TO ORDER**

Meeting was called to order at 6:37pm in person and over Zoom for attendees.

**II. ESTABLISH QUORUM**

- Roll call, name/address (minimum of 5 homes)
- Quorum was established with representation from 11 homeowners

**IV. 2024 AGENDA**

- Call to order
  - Introduction of board members and thank those who have joined for the annual meeting. Overview of board positions and terms for each board member.
  - WoBH President spoke on behalf of the board for introduction and best practices for communication and responsibilities both of Pindell-Wilson and the board.
  - Community improvements that have been made over the past year, front entrance lights have been replaced, public street sign has been replaced by Town of Wendell, sidewalks have been leveled by Town of Wendell, trimming of trees near the entrance to the neighborhood, streets have been cleaned by Town of Wendell due to staining from public utility vehicles, added no soliciting signs to both entrances to the neighborhood, added community email address for communication and community Facebook to improve communication methods, annual yard sale, community newsletter to come out semi-annually in Spring/Fall (open to community ideas for engagement).
  
- Election of one (1) board members
  - Nominations from the floor – None
  - Two individuals that have been nominated or volunteered for a board position:  
 Dana Webster and Mollie Caryll -both nominees provided a narrative outlining their motivation to serve on the board and what skills they will bring to the Board of Directors.

- Voting
- Counting of ballots
- Board member elected Mollie Caryll
- Income and Expense Statement, Budget
  - Questions posed:
  - Homeowner requested an update on balance sheet inquiring what funds are available at the conclusion of the calendar year and reserves?
  - Board President spoke to the current dues increase and justification of increase to ensure that fiscally responsible decisions are being made on behalf of the community.
- Q&A – 5 minutes per subject, will overview each question
  - Homeowner posed a question regarding rental properties in the community and any concerns. Pindell-Wilson will provide an update on the number of rental properties.

**V. ADJOURNMENT**

Meeting was concluded 7:25pm

**Homeowners Present:**

Arthur Marsh  
 Stephanie Rose  
 Sierra Fisher  
 Michelle Wood  
 John and Katie Rix  
 Mollie and Dan Caryll  
 Jon Thompson  
 Anne Heafner  
 Dana De-Vane Webster  
 Vertreace Simmons  
 Hilerie Gellenbeck

*Submitted by: Sierra Fisher, Secretary*

Approved: \_\_\_\_\_