

(DRAFT)
Minutes of the Woodland Brook Homeowners Association Meeting
Spring 2023

The Woodland Brook Homeowners Association held its Spring 2023 meeting on May 8, 2023 at the Grayson First Baptist Church. In the absence of President Chanell Loiseau, Vice-President David Baldwin welcomed the attendees and called the meeting to order at 7:00 p.m.

Reports from the Board

David recognized the following homeowners who have moved into the neighborhood since the Fall meeting:

- Jennifer Giang lives at 335 Tennyson Knoll. She is temporarily joined by her sister Hanh and cousin Mike.
- LaToyia Holley lives at 325 Amberbrook Circle. She has two children Tatum (15) and Preston (14). She also owns Keris Consulting, LLC.
- Michel and Cynthia Sullivan live at 2320 Amberbrook Lane. Their daughter Rebecca is 6 years old.
- Khalid and Janella Jackson just moved into 285 Tennyson Knoll.

Joe Iannazzone presented the minutes from the Fall 2022 Homeowners meeting. There was a brief discussion of the contents of the minutes after which a motion was made to approve the minutes. The motion was seconded and approved. A copy of the approved minutes is attached as “Attachment 1”.

Jorge Rodriguez presented the financial report. Our current account balance is \$85,696.50. We are running a year-to-date surplus. Only one homeowner has a balance in arrears, which will be turned over to collections. A copy of the financial report is attached as “Attachment 2”.

Joe Iannazzone reported on the capital and repair projects undertaken since the Fall meeting. These include: the installation of flowers at the main entrance; winterizing, de-

winterizing, and repairing the sprinkler system; preparation of the pool for opening May 20; repair and repainting of the pool and tennis pavilions.

Committee Reports

Architectural Control Committee

David Baldwin discussed the activities of the Architectural Control Committee (ACC). The process for reviewing requests for architectural and landscape changes is being expedited. Most requests are consistent with the Covenants and approved quickly. There was a discussion about the removal of larger trees by some homeowners. These are approved by the ACC when the trees in question are diseased or impacting septic systems or structures. Unfortunately, some homeowners proceed with the work without seeking review and approval.

Pool

Joe Iannazzone announced that the pool is scheduled to open May 20. Bethany Kiesshauer will once again be our pool manager.

Social

Angie Iannazzone read a report from Veronica Jackson on the activities of the Social Committee. Veronica will be stepping back from her position as chair but will continue to help with any adult socials.

David Baldwin announced that the HOA was sponsoring an end of school event for elementary and middle school children on May 24. We will have two inflatable bouncy houses at the recreation area. These will be available from 3:30-5:30 p.m. for elementary school children and 6:30-8:30 p.m. for middle school children. Parents must be present with their children to ensure their safety. The pool will also be open and we will try to obtain a lifeguard for this event. Ice cream or popcorn will be available. Parent volunteers are needed.

There will be a neighborhood wide garage sale on the weekend of June 9-10. More details will be provided prior to that time.

Anyone interested in chairing the Social Committee should contact a member of the board.

Tennis

Frank Umberger reported for the Tennis committee. There is an active men's team that practices and competes at the courts. Their schedule is posted on the bulletin board next to the recreation area parking lot. There is also an active group of pickleball players. The courts are open to all homeowners for these activities. Frank asked parents to make sure their children do not use the courts for skating, etc. as that damages the surface. The courts will likely need repairs within the next year or so.

New Business

Jorge Rodriguez reported on a project conducted by students from the University of Georgia. The students reviewed our common area infrastructure and made suggestions for additions and enhancements. These suggestions included a basketball court, playground additions, gazebo and picnic area, and installation of solar panels on roof structures. It was stressed that these were suggestions and not an indication of any decision by the board to move forward with any of them. Any such decision will be made only with input from the entire HOA. A copy of the project report is attached as "Attachment 3".

David Baldwin discussed a project to review and update the HOA Covenants and By-Laws. Dean Lancaster and Bryan Kirsher have agreed to work with David Baldwin to review the Declaration and Covenants and the By-Laws and present recommendations for the October Meeting.

One specific provision of the Covenants regarding solar panels was discussed. Currently they are not allowed unless approved by the board. Jorge Rodriguez and Ken Howard agreed to work on developing guidelines for solar panel installation. Additional volunteers are welcome to join them.

Nancy McCrary will work with Jorge Rodriguez and auditing our financials for the past three years and updating our financial reports.

David Baldwin is updating the HOA directory and will post it on the website. He asked all homeowners to check their information for accuracy and notify him if any changes are needed.

Janella Jackson volunteered to work on updating and maintaining the HOA website.

Open Forum

There were questions about damage done to yards during the installation of AT&T fiber in the neighborhood. Joe Iannazzone will post contact information on the website.

Ann Fields provided information of the COPS program sponsored by the Gwinnett County Police Department. Neighborhood participation in the program requires at least 50% of the homeowners. A copy of the COPS flyer is attached as "Attachment 4".

A comment was made regarding ants on the field at the recreation area. The area is regularly monitored with ant powder applied as needed.

There was a discussion of the appropriate level of reserves the HOA should maintain. Jorge Rodriguez suggested there should be a minimum of one years operating expenses. The upcoming audit should help with this issue.

There was a suggestion that we have a civil engineer look at the area of the broken up area of the parking lot to determine the cause and provide solutions.

Board Changes

Joe Iannazzone will be resigning from the board but will work with the board as an advisor as provided in the By-Laws. Brian Krisher volunteered and has been appointed by the board to fill that position as provided in the By-Laws. Channel Loiseau has stepped down as President. The board will elect new officers at its May 22 meeting.

Door Prize

Calvin Franklin was the lucky winner of our first ever door prize, a \$50.00 gift certificate from Ben's Professional Auto Detail Center located at 2202 Loganville Highway.

There being no further business, the meeting was adjourned.