

WOODS POA SPECIAL MEMBERSHIP MEETING



Wednesday, April 16, 2025



Tennis Courts



5:30 PM

MEETING MINUTES

I. Call to Order

Acting Chair Jason Barefield called the Special Membership Meeting of The Woods POA to order at 5:30 PM. Jason is presiding in place of former president Michael Cleghorn, who officially resigned from the board.

II. Board Roll Call

Board Members Present:

- Jason Barefield
- Tonya Wheat
- Mike Grosscup
- Joe Williams (via telephone)

Board Members Absent:

- Mark Dahlgren

III. Membership Sign-In

Members were instructed to sign in at the registration table to confirm eligibility and assist with quorum verification. Quorum was confirmed.

IV. New Business

Spillway Project Overview:

Jason Barefield provided an overview of the critical condition of the community spillway and emphasized the risks of delaying repair.

Contractor Presentation:

Michael Hart of Hartbeat Construction presented the proposed repair plan, including scope, materials, estimated timeline, and cost. Member questions were answered following the presentation.

Resident Engineer Comments:

Resident builder and engineer Butch Hall provided technical insight into the spillway issue and offered support for the project as proposed.

Financial Options Discussion:

Two options were presented for funding the repair:

1. **Loan Proposal** – Borrow \$100,000, to be repaid by increasing monthly dues by \$20 for five years.
 - Jason explained that, per the bylaws, a **two-thirds majority (112 members)** of the total association is required to approve the loan.
 - Because the total number of members voting (in-person and online) did **not** meet the required threshold, the motion **failed due to lack of sufficient member approval.**
2. **Assessment Option** – A one-time assessment of \$600 per household is under consideration.
 - The board is exploring dividing this into **three payments of \$200** each to reduce the financial burden on homeowners.
 - Member feedback on this option was received and noted.

V. Executive Session

The board entered executive session at 6:45 PM to discuss legal and financial matters related to the spillway project.

VI. Adjournment

A motion was made to adjourn the meeting. Motion passed.

Meeting adjourned at 7:10 PM.