

Wildewood Community Association

Minutes for the Annual Meeting of the Members

Monday, December 11th, 2023

7pm

- I. Meeting Called To Order at 7:04pm by Scott Wolfe
- II. Roll Call (Proof of Quorum)
 - Present: Scott Wolfe, Jennifer Taylor, Ryan Kobeski, Heidi Hayes, Shawn Day, Kathy Simonovich, Denise Ostenso
 - Neighborhoods Present: Red Cedar, Pepper Ridge, Primrose Park, Dahlia Park, Magnolia Park Towns, Magnolia Park Singles
- III. Proof of Notice of Meeting was affirmed
- IV. Adoption of Meeting Minutes of the preceding Annual Meeting of the Members held on Dec. 15, 2021
Motion to adopt the minutes was made and passed.
- V. Reports of Officers and Board of Directors:
 - a. Scott Wolfe, President, thanked the following:
 - i. Stanley Martin for support during transition
 - ii. ManageWorks for helping the new Resident WCA Board of Directors
 - iii. Mike McCabe for his years of service at the Pool. Justine Shedd will be taking over full time at the pool in FY2024.
 - iv. WCA member communities for being patient with the new member run board as the board transitions to the leadership role.
 - b. Scott Wolfe, President, discussed the WCA transition from Stanley Martin control to Wildewood home owner control.
New Board of Directors announced:
 1. Scott Wolfe of Sycamore Hollow is President (2 year term)
 2. Jenny Taylor of Red Cedar is Vice President (3 year term)
 3. Heidi Hayes of Pepper Ridge is Secretary (3 year term)
 4. Ryan Kobeski of Magnolia Park is Treasurer (2 year term)
 5. Shawn Day with Stanley Martin is Member-At-Large (1 year term)
 - ii. Shawn Day of Stanley Martin will remain for 1 year to advise new board members during the transition
 - iii. General Discussion- no comments
 - c. Financial Review by Ryan Kobeski, Treasurer
 - i. Review the 2023 Fiscal Year Budget
 1. Execution is on track
 - ii. Review the 2024 Fiscal Year Budget
 1. Budget has been reviewed and approved by the board
 - iii. Discussion of rec dues maintaining \$400/yr and general dues going up 5%
 - d. New Board Future Plans and Goals shared by Jennifer Taylor, Vice President

- i. Throughout 2024, the new board will meet with ManageWorks to do a bottom up review of budgets and WCA operations. This will help to shape the FY 2025 budget.
 - 1. Goal being to maintain the community while keeping dues growth to the minimum required.
 - ii. Future plans to create committees in order to get feedback from the community.
 - iii. Future plans to maintain and improve recreational areas based upon community feedback.
- e. Heidi Hayes, Secretary, discussed the WCA goal to update community contacts which need to include both neighborhood HOA board members and the management agency they use in a goal to establish solid communications between the Board and the WCA community.
- f. Shawn Day, Member at Large, thanked Kathy Simonovich (ManageWorks) and Denise (Lodge Operations), commented that it was nice to see strong members on the Board, and shared that Stanley Martin has no plans for future development.

VI. Business from the Floor

- a. Resident Monica Simpson shared concern about bike thefts and panhandlers by the pool. She asked if bike racks could be relocated? There was a discussion about safety and security cameras. An idea of bike lock rentals from the floor was mentioned. Another idea was to post signs reminding residents to lock bikes. The Board agreed to discuss and consider all of these concerns and ideas.
- b. Chris from Dahlia Park asked if Minutes & Agenda can be shared ahead of time? There was a discussion of what should be posted to the Wildewood website (it is not password protected).
- c. Question was asked from the floor if permission is needed to have a Yard Sale in the public lot next to WCA Soccer Field. Discussion followed. Answer: No
- d. Next meeting was announced: April 2nd at 7pm

VII. Meeting was adjourned at 7:30pm