

WOOD CREEK ONE OWNERS ASSOCIATION
Annual Meeting
Dobbin Community Center
9/15/24 – 2:00 PM

MINUTES:

1. **Call the meeting to order and welcome all in attendance:** Will Brooks called meeting to order at 2:03PM
2. **Call for Proxy and Determine Quorum is present (23 lots need to be represented):** Called for Proxy 24 lots represented and quorum has been met.
3. **Reading of the Minutes from Annual Meeting – 9/17/23:** Sean read previous years minutes
4. **Financial Report:** Dorothy Sabino presented the financial report. Will Brooks call for a motion to approve budget second by Sean McEvoy all in attendance approved.
5. **Building Committee Report:** Ben Troyer was not in attendance due to work emergency so Will Brooks discussed Dale Faltysek stepping down and Ben Troyer stepping up as the building committee chairperson. No committee list was presented. Asked all persons present if anyone has anything outstanding, one owner requested a signed copy of the approval that they only received an email.
6. **Board Activities:**
7. **Nomination and Election of New Board Members:** Discussed board positions, 2:35pm Will Brooks called for a vote to approve all proposed positions. All approved
President- Kenneth Wagner
1st Vice President- Will Brooks
2nd Vice President-Jon Gioe
Treasurer- Michael Biesiada
Secretary- Dorothy Sabino
8. **Drawing for Raffle Prizes & Grand Prize Drawing for the 2023 Annual Assessment Fee for one lot in Wood Creek One:** Raffle 1- Gary Obrych (\$100 restaurant gift card) Raffle-2 Sean McEvoy (\$100 restaurant gift card) Raffle 3- Grand Prize Darius and Staci Polk (\$100 restaurant gift card and paid 2025 annual fee \$50)
9. **Open Forum:**
 - a. Complaint about speed discussed, suggestion to contact the precinct to complain
 - b. Asked about lights at bus stops, Quentin Smith wants the board to look into what may be re-occurring cost (solar light, wired light, easement from landowners)
 - c. Michael Biesiada brought up the discharging of firearms again to see what can be done.
 - d. Complaint about the RV in the front of the neighborhood as to them violating a deed restriction
 - e. Michael Biesiada unvolunteered for the board position at 3:10 pm
10. **Adjourn the Meeting:** Meeting was called adjourned at 3:36pm