

**WOODSTREAM FALLS**  
**2022 ANNUAL MEETING**  
**October 26, 2022**  
**Woodstream Falls Clubhouse**

**Board members present:**

President:	Kevin Rusch
Treasurer:	Kahlea Qualls
Director:	Ashraf Saad
Director:	Tom Payn
Director:	David Minary

**CPMG:** Debra Vickrey, Association Manager, Virginia Zinth, Assistant and John Wolfrum, Assistant. Minutes were taken and transcribed by Debra Vickrey.

Meeting called to order at 6:00 p.m. by Kevin Rusch. Certification of proxies and quorum. There was a quorum established with 85 proxies and 73 in attendance.

**Introductions:** The Board members and the CPMG team introduced themselves.

**Annual Minutes:** 2021

- No minutes available from previous annual meeting

**President's Report:** Kevin Rusch

- Kevin gave a summary of the goals the Board had for the previous year and the upcoming year, which included lighting improvements, addressing safety concerns, and tackling the challenges with the HVAC system.

**Financial Report and Budget Presentation:** Kevin Rusch

- Update was given on the financial state of the Association.

**Election:**

- Debra Vickrey explained there is one vacant position open. Kahlea Qualls indicated she did not intend to run for reelection. The position is for a 3- year term.
- **Motion** to nominate Paul Gremse was duly made, seconded and passed unanimously.
- **Motion** to close nominations was duly made, seconded and passed unanimously.
- **Motion** to elect by acclamation Paul Gremse to a 3-year term was duly made, seconded and passed unanimously.

**Homeowner Forum:**

- Homeowners expressed frustrations with parking because the spaces are not easily marked and some residents do not comply with the rules related to reserved spaces.
- There was discussion about doing a better job of cleaning up all the trash around the community, especially the small stuff.
- Security issues were raised, including the vandalism from unsupervised children.

- There were questions about what is being considered for recreational uses on top of the garage. Kevin responded that many things were a possibility and the community will be involved when the time comes to make a decision.
- Owners ask for more frequent communications so they can be more aware on a timely basis of happenings in the community.
- There were several requests that a process be in place to have off-site owners do a better job of screening tenants.
- Suggestions were made about the need for more neighbor to neighbor relationships to help with reporting unwanted activity to security, the police, and management.
- Tom Payn, Director listed a number of challenges facing the Board in the upcoming year and the kinds of choices the community and Board need to consider.

**Adjournment:** 7:45 PM

Minutes approved: Thomas M. Payne 10-18-2023  
President Date