



Board of Directors Monthly Meeting Minutes – 13 Sept 2021 (7 PM) via Zoom.

1. **Call to Order.** Meeting convened via Zoom at 7:06 PM by A. McNeil.

Board Members Present:

President- Angus McNeil

Vice President -

Treasurer -

Secretary - Mike Laborte

Member at Large- Craig Nickol

Others Present:

Welcoming – Bibi Laborte

Social Event - Donna Victorio

Victory Comm Mgt - Sarah Knaub

Residents Attending:

David Boyd (307TT)

Andrea Avalos

Ryan Dutton (308WW)

Absent:, Vice President - Michael Case, Treasurer - Walter Rader
Beautification Co-Chairs–Amy Nickol & Beautification Co-Chair - Linette Kirby,

2. **Homeowner Forum.** ARC related.

3. **Secretary’s Report**

- i. Board approved July 2021 BoD Minutes.
- ii. Board approved Aug 2021 BoD Minutes.
- iii. Meeting announcement posted on NextDoor & Park Information Board

4. **Treasurer’s Report.** (W. Rader) Status ...

- i. Accounts/expenditures. Written documents provided for independent review.
- ii. Budget vs Actual (expense). Written documents provided for review.
- iii. Miscellaneous. N/A

5. **Committee Reports**

- i. Welcoming (*B. Laborte*). Welcomed six (6) new families.
- ii. Beautification (*A. Nickol & L. Kirby*). N/A.
- iii. Social (*Donna Victorio*). On 29 Aug - “So Long Summer” went well.
- iv. Newsletter (*D. Pine*). Written report. The Deadline for submissions to the next newsletter is September 18.

6. **Victory Community Management Report** (*S. Knaub*)

- i. ARC; Status 102 CSC (extension to side of driveway and sidewalk repairs, approved), 307 TR (parking of boat and jet ski, pending)
- ii. Resale Disclosure Packets. One (1).
- iii. Covenants Compliance – Inspection report provided.



iv. Grounds

1. Park

- a) Board approved purchase of replacement basketball net.

2. Lakes

- a) Bubblers on Wayne Lake not operational. Board asked VCM to seek quotes on repair or replacement.

3. Miscellaneous

- a) A letter to YC requesting approval for speed limit fine signs to be added to the neighborhood's speed limit sign posts has been sent to the board.
- b) WoT Website updated.
- c) Ms. Knaub announced that she will be discontinuing management services for WoTHA at the end of this year. She offered to assist the board in any way she can with their next steps.

7. Old Business

- i. Meeting date & Location for Annual General Meeting (AGM). The Board selected 8 November, at 7 PM for the AGM and will conduct the meeting via Zoom.
- ii. Other Organizations supporting WoT social event(s). The board approved a motion to adopt a non-binding criteria guide in its evaluation of future requests to use common areas and potential sponsorship by non-WoT organizations of promotions and events in WoT neighborhood. Motion made by M. Laborte, seconded and passed. Thank you C. Nickol for drafting document.

8. New Business

- i. AGM preparation under way.
- ii. Budget – 2022 drafting underway.
- iii. The Board approved 23 October as our “Community Day” to address small to mid-size projects WoT residents could help address on HOA grounds.
1. Paint (add fresh coat of paint) to stop signposts (7) in neighborhood.



2. Help fill in residual dip in terrain due to tree removal (near CP monument).
3. Cut some low broken tree limbs inside CSC entrance to Champions Park.
4. Move stones pushed from top of Rip Rap into Kenny & Wayne Lake water.
5. Cut River Birch tree branches drooping into lake.
6. Refresh pebble path to tennis court.

Advertising the event in Newsletter and on Next Door asking for volunteers to help address projects.

- iv. Recruiting to identify two candidates for upcoming board vacancies.
- v. The board voted to disapprove an ARC request for storage of a boat and jet ski on a property. Sufficient screening would not have been in place to shield the vehicles from the adjacent properties and common area.

9. Date Confirmation

- i. October 18, 2021 – 7 PM, Board Meeting, via Zoom.

Note: Due to absence of two board members, a poll was conducted via email after the meeting to confirm change in date from 11 Oct to 18 Oct, at 7 pm, via Zoom.

10. Meeting Adjournment. At 8:41 PM meeting adjourned by A. McNeil.