



## Annual Homeowners Meeting Minutes - November 14, 2022

1. **Call to Order:** Mr. Kirby convened the Woods of Tabb Homes Association Annual Homeowners Meeting at 7:06 pm. The meeting was held virtually via Zoom.

### Board Members Present:

President- Jim Kirby

Vice President – Kristin McManus

Treasurer - Walter Rader

Secretary - Mike Laborte

Member at Large- Angus McNeil

### Personnel in attendance:

Beautification – Jim Kirby

Social Event - Donna Victorio

Luminaries Event – Alison Schorr

Welcoming – Marianne Gustafson, & Teresa Mummert

Newsletter - David Pine

### Other attendees:

In addition to those listed above, Thirteen residents attended and eighteen (18) valid proxies were received prior to the meeting, which is enough to fulfill the requirements for a quorum.

2. **President’s Message (Jim Kirby):** Mr. Kirby reviewed the financial events of the past year. Explained the Reserve Fund status and the need for a 3.1 percent increase next year. He explained that without increased volunteer support the Board may elect to raise the annual assessment 10 percent in Fiscal Year 2023 and again the following year to acquire a management company for the neighborhood. Mr. Kirby thanked Mr. Rader for his efforts over the years.
3. **Treasurer’s Report (Walter Rader):**
  - a. Review of 2022 Expenditures
  - b. Review of 2023 Proposed Budget and Assessment impacts
4. **Committee Reports:** A brief presentation was given by each committee member pertaining to work accomplished during 2022.
  - a. Beautification – Jim Kirby. Annual plants and last “Yard of Month” awarded.
  - b. Welcoming - Teresa Mummert. 407 WW & 106 TT forms collected, 111CSC missing information and 209 CP just sold.
  - c. Social Events – Donna Victorio. Fall event successful
  - d. Social – Alison Schorr. Reminder need for volunteers and funds (see email).
  - e. Newsletter - David Pine. Only six residents asking for hard copies of newsletter. Jim Kirby covering for first four months of the year 2023.
5. **Board of Director Position:** Nominee Robert Keefer was elected to the Board to serve a three-year term. Related action Kyle Martin has been chosen as next treasurer.



**6. Upcoming Meetings (regular meetings held the second MONDAY of each month):**

- a. Next meeting will be Monday, December 12, 2022 - 7PM, via Zoom.

**7. Adjournment:** Mr. Kirby adjourned the meeting at 8:01 pm.

**WOTHA Board Member Terms**

Member	Name	Term Start	Term Ends
1	Walter Rader	January 2021	December 2022*
2	Mike Laborte	January 2021	December 2023
3	Angus McNeil	January 2021	December 2023
4	Kristin McManus	January 2022	December 2024
5	James K. Kirby	January 2022	December 2024
6	Robert Keefer	January 2023	December 2025

*\*Serving a 2-year term to correct the issue of having three board terms end in the same year.*