

WOODBIDGE PARK ASSOCIATION, INC.
ANNUAL MEETING
APRIL 27, 2017

MINUTES

DRAFT

A. CALL TO ORDER

President Betty Hutton called the meeting to order at 6:34 PM.

B. ROLL CALL

Board members in attendance were President Betty Hutton, Vice President Debbie Daniel, Secretary Merilee Gunn, Member at Large Robert Ventura. Treasurer Jennifer Foster was absent.

Manager Lupe Aguilera of Spectrum Property Services was present also acting as Recording Secretary.

C ESTABLISHMENT OF QUORUM

Manager Lupe Aguilera verified there is a quorum of 75 secret ballots or proxy and 12 present in person.

Homeowners present: Michael Behrendt (6915 Gull Court) Mr. & Mrs. Harry L. Dodge (1520 Tern Court), Ingrid K. Penn (1524 Tern Court), Freddy Daniel (1506 Thrasher Court), Lois Varga (1524 Towhee Court), Joan Stuart (1532 Towhee Court).

D. PROOF OF NOTICE OF MEETING

Notice of the annual meeting was prepared and distributed to the membership by Spectrum Management. The membership received notice via the United States Postal Service.

E. MINUTES

Betty Hutton made motion to approve the Annual Meeting Minutes for April 28, 2016.
APPROVED UNANIMOUSLY BY THE MEMBERS.

F. REPORTS FROM OFFICERS OF THE BOARD

1. President Betty Hutton

1. Highlights for the previous year: Townhall meeting for all owners with Agent from State Farm Insurance Tom Waddell providing information regarding the Association insurance policy.
2. Ventura Police met with interested residents regarding crime and safety in our area and community.
3. Townhall meeting with Attorney from Swedelson & Gottlieb regarding the proposed changes in By-laws & CC&R's.
4. The Board reviewed several proposals for Clubhouse wood repairs and for the pool deck & plastering. The expenditures will be around \$200,000.00

5. The Revised CC&R's did not pass by vote. The Association will be reviewing the Rules & Regulations using the current CC&R's and new legislation.
6. Thank you to Jeff Beller, who offered to help to launch the Association website.
7. Thank you to Diana Boydston, for chairing the Landscape Committee.
8. Betty Hutton gave a brief report for the Treasurer, that the Association is in good shape. The next project will be the roofs and we need additional funds in the reserves for this future project.

2. Vice President Debbie Daniel

Debbie Daniel reported the permits for the repairs to the clubhouse were submitted to the City of Ventura and will take about 3 to 4 weeks. No start date from ASR. We might be looking at June. The Board has kept up with funding the Reserves.

G. NOMINATIONS FROM THE FLOOR

Betty Hutton opened the floor for nominations. No nominations from the floor. Betty Hutton closed the nominations from the floor.

H. ELECTION OF DIRECTORS

Ballots were collected, both those received at the meeting and those received via mail.

I. INSPECTORS OF ELECTION BALLOTS

Inspectors of Election Ballot counters were appointed: Harry Dodge, Jeff Beller and Lupe Aguilera from the floor. Secret Ballot Votes were tallied.

J. VOTE RESULTS

Ballots were counted and results stated.

The number of votes received are:

| | |
|---------------|-----------------|
| Debbie Daniel | 84 |
| Jeff Beller | 1 write in vote |
| Dennis Sparks | 1 write in vote |
| Total of | 86 votes |

Dennis Sparks advised Betty Hutton that he does not wish to serve on the Board.
Jeff Beller accepted the nomination to serve on the Board.

The new Board members are Debbie Daniel & Jeff Beller.

K. UNFINISHED BUSINESS -No unfinished business

L. NEW BUSINESS

1. Excess Income election

IRS RULING# 70-604: The membership present at the meeting voted to approve, and Betty Hutton made a motion to approve IRS ruling #70-604 (rollover of excess funds for tax purposes), Debbie Daniel seconded the motion and it carried unanimously.

M. ADJOURNMENT

The meeting was adjourned by board consensus at 7:30PM.