

# WOODSWALK HOMEOWNERS' ASSOCIATION

## ANNUAL MEETING/REGULAR MEETING / BOARD OF DIRECTORS MEETING

**Date:** Thursday, MAY 28, 2026, **Time:** 7:00 PM

**Location:** Woods Walk Tennis Court

### MINUTES

#### ANNUAL MEETING/REGULAR MEETING--SECRETARY

1. CERTIFY QUORUM INCLUDING PROXIES AND ATTENDEES (30 PERCENT, (68,) OF ELIGIBLE OWNERS) PROOF OF 88 ATTENDEES BY MICHELE BILAWSKY PRESENTED.
2. CALL TO ORDER 7:33 P.M.
3. PROOF OF NOTICE OF MEETING PRESENTED BY TIM O'CONNOR

#### **PRESIDENT BRENDA UNGERER PRESIDING**

4. READING AND DISPOSAL OF MINUTES FROM MARCH 26, 2026 **READING WAIVED MINUTES APPROVED.**
5. OFFICER AND MANAGEMENT REPORTS  
**TREASURER BRIAN BECKERS PRESENTED OPERATING BUDGET IS ON TARGET AND FACILITATED DISCUSSION ON DELINQUENCIES. NUMBER OF CURRENT OWNERS OVER 90 DAYS CURRENTLY REMAINS AROUND 25 OF THE 225 OWNERS. OUTSTANDING BALANCE DUE AS HIGH AS \$18,000 WITH ONE HOMEOWNER MOVING TOWARD FORCLOSURE. OVERALL DEBT NOT COLLECTED HAD**

**ACCUMULATED OVER PAST THREE YEARS. RULES AND TIMELINES FOR COLLECTION INSTITUTED FEBRUARY 2026 NOW BEING FOLLOWED.**

**6. COMMITTEE REPORTS NO COMMITTEE REPORTS**

**7. UNFINISHED BUSINESS FROM BOARD OF DIRECTORS MEETING MARCH 26, 2026**

- a. REPAIR AND REPLACE ELECTRICAL FIXTURES ENTRY MEDIAN INCLUDING TRANSFORMERS--BID APPROVAL PB LIGHTING \$14,119.43 (HINSON-O'CONNOR) **FOLLOWING MUCH DISCUSSION ITEM POSTPONED TO A LATER DATE. FUNDING TO COME FROM RESERVES. MOTION TO TABLE BECKERS 2<sup>ND</sup> ADLER.**
- b. ANNUAL TREE TRIMMING BID APPROVAL TURNEY TREE SERVICE \$18,000. (HINSON-O'CONNOR) **MOTION TO APPROVE ADLER AND BECKERS PASSED UNANAMOUS.**
- c. REPAIR AND REPLACE ONE 8 TB HARD DRIVE AND ADD TWO APS BOXES TO ACCOMMODATE SURVEILLANCE CAMERAS AT ENTRY AND TENNIS COURT. CURRENT LPR CAMERAS WORK. BID APPROVAL HIGH TECHNOLOGY FIRE AND SECURITY \$994. (HINSON-BECKERS) **GREAT DEAL OF OPEN FLOOR DISCUSSION. BOARD VOTE UNANAMOUS TO POSTPONE AND ACCUMULATE MORE AND BETTER INFORMATION.**
- d. **NOTE:** TEMPORARY FIX. HOUSING STRUCTURE AND MORE TO BE ADDED LATER. MINIMUM PRICING \$3473 .
- e. APPROVE TENNIS COURT NET REPLACEMENT, ADD ADJUSTABLE PICKLEBALL NET AND REPLACE

BASKETBALL BACKBOARD. APPROVE BID: ARMOR COURTS, LLC \$3001. (UNGERER) **MOTION TO APPROVE BY BECKERS 2<sup>ND</sup> BY ADLER. MOTION CARRIED UNANAMOUS. WORK TO BE SCHEDULED BY MICHELE BILAWSKY. PAYMENT FROM MAINTENANCE LINE ITEM IN BUDGET.**

- f. DEVELOPMENT OF TREE TRIMMING STANDARDS (ADLER) **PRESENTATION POINTED OUT THAT WE CURRENTLY HAVE IN THE RULES THAT UNSIGHTLY TREES AND SHRUBS SHOULD BE TRIMMED AND MAINTAINED. DISCUSSION CALLED FOR A CLEARER STANDARD SHOULD BE DEVELOPED. BOARD AGREED TO DEVELOP CLEARER LANGUAGE AND BETTER DEFINITION OF UNSIGHTLY.**
- g. REGARDING OBSTRUCTION REMOVAL AGREEMENTS, IN MAINTENANCE EASEMENTS STATE, COUNTY, HOA (BECKERS) **LENGTHY DISCUSSION ENSUED ON WHAT WAS IN PLACE REGARDING 28 FOOT LAKE MAINTENANCE EASEMENT THROUGHOUT NEIGHBORHOOD. BECKERS HAD APPROACHED COUNTY FOR A UNIFIED ABANDONMENT OF EIGHT FEET REDUCING THE LME TO 20 FEET. COST OF PROJECT WOULD BE PROHIBITIVE AND NOT FARE TO ALL RESEDENTS. IT WAS VOTED THOSE POTENTIALLY AFFECTED COULD PERSUE ABANDONMENT ON THEIR OWN.**

**8. NEW BUSINESS: VOTE ON PROPOSED AMENDMENTS TO  
THE GOVERNING DOCUMENTS.  
ALL SEVEN PROPOSED AMENDMENTS  
OVERWHELMINGLY FAILED. VOTE AS CERTIFIED IS AS  
FOLLOWS:**

WOODS WALK HOMEOWNERS' ASSOCIATION, INC.  
ANNUAL MEETING  
BALLOT  
THURSDAY, MAY 28, 2026 AT 7:00 PM

1. Vote to amend Article V, Section 2, of the Declaration of Covenants and Restrictions regarding acquisition of personal property by the Association.

3 \_\_\_\_\_ AMEND \_\_\_\_\_ DO NOT AMEND 60

2. Vote to amend the following Articles of the Declaration of Covenants and Restrictions regarding Association maintenance, repair and replacement of mailboxes:

Article V, Section 3,  
Article V, Section 3 (G)  
Article VII, Section 1  
Article XI, Section P

22 \_\_\_\_\_ AMEND \_\_\_\_\_ DO NOT AMEND 74

3. Vote to amend Article VI, Section 6, of the Declaration of Covenants and Restrictions regarding special assessments.

7 \_\_\_\_\_ AMEND \_\_\_\_\_ DO NOT AMEND 39

4. Vote to amend Article XI, Section A, of the Declaration of Covenants and Restrictions regarding screening and approval of transfers.

9 \_\_\_\_\_ AMEND \_\_\_\_\_ DO NOT AMEND 78

5. Vote to amend Article XI, Section S(6) of the Declaration of Covenants and Restrictions regarding height of fences and structures.

29 \_\_\_\_\_ AMEND \_\_\_\_\_ DO NOT AMEND 49

6. Vote to amend Article XI, Section X, of the Declaration of Covenants and Restrictions regarding signage.

10 \_\_\_\_\_ AMEND \_\_\_\_\_ DO NOT AMEND 60

7. Vote to amend Article VII, Section 1, of the By-Laws regarding fines.

19 \_\_\_\_\_ AMEND \_\_\_\_\_ DO NOT AMEND 65

STREET ADDRESS: CERTIFIED FINAL COUNT

*Timothy O'Connor*

SIGNATURE OF OWNER OR DESIGNATED VOTER

TIMOTHY O'CONNOR, SECRETARY.  
PRINT NAME

- 9. FOLLOWING 10 YEARS OF SERVICE TO THE WOODS WALK COMMUNITY AND AS PRESIDENT OF THE BOARD OF DIRECTORS BRENDA UNGERER ANNOUNCED HER RESIGNATION FOLLOWING ADJOURNMENT.**
- 10. ADJOURNMENT MEETING ADJOURNED AT 9:15 P.M.**

**BOARD OF DIRECTORS MEETING POSTPONED UNTIL NEXT REGULAR MEETING.**

**CALL TO ORDER BOARD OF DIRECTORS MEETING**

**NOTE: ORGANIZATIONAL MEETING FOR THE PURPOSE OF ELECTING OFFICERS OF THE ASSOCIATION**

- 1. CERTIFY QUORUM MAJORITY OF BOARD AND CALL TO ORDER**
- 2. PROOF OF NOTICE OF MEETING**
- 3. NEW BUSINESS: ELECT OFFICERS**
- 4. ADJOURNMENT.**