

Woods Bay Homeowners Association
Annual Meeting Minutes August 13, 2025

Welcome - Dave Deveny
Introductions – Board Members

1. Call to Order

30 homeowners in attendance - a quorum was present (more than 10%)

2. Committee Positions – Voting

Open Board Positions and Introductions:

Nominees:

1. Chris Ellingson
2. Scott Christ
3. Michelle Anderson (Meadow Lake / Rocky Bar O)
4. Chad Bessette

Votes were counted and the 3 new Board members are:

- Chris Ellingson
- Scott Christ
- Chad Bessette

Position Change:

Dave Deveny to take Chris Ellingson's place on the Architectural Review Committee.

3. Financial Report

- Glacier Bank Checking Account: Balance as of 08/02/25: \$3,546.34
- Upcoming payment: \$900.00 attorney bill (foreclosure process)
- Whitefish Credit Union: Balance as of 08/02/25: \$44,940.83
- Transfer of \$2,000.00 to checking account on 07/31/25 for bills.
- Paid \$2,680.00 for man door/new locked gate from checking account.
- Delinquent Accounts: 21 homeowner accounts unpaid; key cards for lake access are inactive. Note that BillPay is an option for paying these fees.

Account Manager Peggy Ellingson spoke from separate handout:

1. HOA Liability Insurance increased \$1,000. I did research and only one other company would cover us due to our docks. we renewed with Cincinnati Insurance.

2. The walk-in gate - make sure the handle is horizontal and hit "C" to clear before entering the code.
3. If anyone mentions they can't access the lake access, please tell them to contact Peggy. My number is listed on the woodsbayhoa.com website.
4. As you can see, we moved the porta potty. The porta potty service man did mention that we are no longer supplied with the pucks from the urinal since someone has been throwing them in the toilet and it plugs up the cleaning process. The porta potty will be removed at the end of October.
5. I need volunteers for the garbage can needs to be rolled out to the street on Thursday night. the pickup is on Friday morning between 6:30-9:30am. After it is picked up the can needs to be put back behind the fence. I have a signup sheet with the dates and would appreciate volunteers thru October.
6. I want to thank Dave, Ann, and Trevor for their time on the board. There was a lot accomplished during their terms and they did a great job along with the rest of the board in making our community a great place to live. I enjoyed working with all of you.

4. Old Business / Updates

Foreclosure Process Update: An attorney has been hired to start the foreclosure process for a property.

5. Recognition & Thanks

Lake Access Clean-Up: Chad Bessette, Robyn Paulson, and Dayton (2-year-old grandson).

Garbage Volunteers: June: Casey LeJuene, Derek Hayes; July: Chris Ellingson, Paula Holle; August: Chris Ellingson

6. Homeowner Comments / Open Forum

Potential issue with trying to leave thru the 'person' gate. Board will review options to improve.

Still planning on Spring clean-up for next April.

Board will review the need for additional No Parking signs along fence that block homeowners from backing in their boats.

7. Adjournment

Ann Breeden, Secretary