

HOA SPECIAL MEETING MINUTES

MAY 30, 2024

ORANGE COUNTY PUBLIC LIBRARY, HILLSBOROUGH

Grayce Graham Curry started the meeting at 6:10 pm. There had been a great deal of traffic on the roads to the library so we waited a few minutes to let everyone continue to pour into the room.

What a turnout! Many neighbors remarked that it was the greatest turnout they had seen for an HOA meeting.

Grayce relayed to the group that we provided a feedback form and a sign in sheet. We asked folks to remember to sign in (as there was a line to get in). We directed them to the feedback form.

We passed out paper ballots with three lines, and this meeting's date and time listed on ballots. Grayce mentioned there will be a break for votes as well as additional time to fill in the sign in sheet. As we needed additional ballots above the 60 we had printed, Jay Jackson was sent to print more paper ballots.

As we had filled up the chairs already in place, more chairs were put out. From the sign in sheet, we had 69 residents representing 62 properties/lots in person. We also had 16 signed Homeowner proxy forms submitted for voting. Thus, we had at least 78 Wildwood properties/lots represented.

In the meeting, Homeowners were asked to update their contact information, and indicate how they prefer to be contacted. As some residents indicated they did not get invoices regularly, we inquired about how they wanted their invoices sent-via email or postal mail.

It was addressed that there had been a long break in between meetings. Grayce stated that Wildwood HOA had not held elections or a meeting since 2019. Yes, the management company had been signed before the neighborhood was able to get together to hold a meeting, or to have a vote on whether or not to have a Management Company.

It was stated that the management company (CAS) has resigned, effective June 15, 2024. Some business remains to be resolved with the management company, as it appears we were charged for at least one month of service, for April, without prior notification of the community.

The legal justification for how we are able to hold this meeting was then discussed.

We mentioned the bylaws of Wildwood, including process for calling a special meeting, and the North Carolina General Statute 47. All guidelines which state how a neighborhood with expired board members has to proceed, in order to elect new board members. Grayce confirmed that we consulted, along the way, with two attorneys from Morningstar law firm, to ensure we did everything in accordance with our Wildwood HOA Bylaws and NC Statutes.

We also directed neighbors in attendance to our documents provided on the table, for their convenience: Copies of our HOA ByLaws, including our Special Meeting articles. Our Letter of Legal Discovery sent to Kevin Elvin, Jennifer Stout, and CAS Management Company. The Meeting Minutes from last HOA Meeting, April 2019, were also provided.

We thanked previous board members for their hard work and service over the years. We expressed understanding for hard work done as volunteers on a Board, and that it is not an easy job keeping up with an HOA.

Grayce and Amanda explained that per our bylaws, Voting is done by secret Ballot. We also provided ballots for those serving as Proxy. We then went to board nominations, with more paper ballots being handed out to the group as needed. It was explained that homeowners are required to be in good standing in order to vote. Good standing was explained as having dues paid.

Grayce stated that anyone in the community can either nominate themselves or be nominated by another person. We need three positions filled on the HOA Board via secret ballot. Then the board can appoint a treasurer and a member at large.

A homeowner asked what the board does and how does the HOA represent the neighborhood. A description of the positions was given. It was also stated that the Wildwood HOA webpage has these duties listed, as well as the bylaws. Then, a description was given: It was expressed that the HOA duties included processing payments for insurance, lighting, landscaping, maintenance and overseeing conditions of the park. Also organizing neighborhood activities, listening to neighbor concerns, and enforcing Neighborhood standards for lawns, etc.

HOA Board Nominations

Pam Dickinson nominated Amanda Jackson – Alexander Stewart

Chris Robinson nominated Tania Robinson – George Anderson

Jean Estrada nominated Pam Dickens – Wade Hampton

Gracye Curry nominated Taylor Tollefson – George Anderson

Amanda Jackson nominated Shanna “Firebolt” Oberreiter – Walter Clark

Each Nominee was granted 2 minutes to talk. Each person was encouraged to share about their connection to our Wildwood Community and what they hope to accomplish on HOA Board. Timed 2-minute talks were done in order of the above nominees. Their names and streets of residence were also written up on the whiteboard, at the front of the room.

Amanda Jackson shared that she loved bringing people together, and that she would listen to neighbors and value communication. She mentioned the importance of transparency in HOA. She talked about respecting each other and taking care of our neighborhood together.

Tania Robinson spoke about how she was always willing to help out in the neighborhood, but worked long hours. She also talked about raising her girls in this neighborhood, and how much safety and community means to her.

Pam Dickens talked about the many years (22) she has lived in this neighborhood and how much she loves wheeling around Wildwood. She mentioned she loved seeing gardens and kids playing in the neighborhood. She mentioned wanting to gather together more often for social activities and community gatherings.

Taylor Tollefson talked about being new to the neighborhood since the fall of 2023. He spoke about his concerns with not having communication and transparency from the Wildwood HOA. For example, he didn't get an invoice for HOA dues in the past year. He also mentioned the Management Company being contracted without an HOA Meeting and without input from new homeowners. He spoke in support of increased communication and transparency.

Shanna Firebolt Oberreiter spoke and shared she has been in Wildwood since 2011. Shanna stated that the Wildwood HOA should be there to help neighbors, not to hurt neighbors.

A suggestion was put out by a homeowner, stating that as there will be three people voted in, on the board, then 2 people will be appointed positions, could the remaining 2 people could become nominated become the 2 appointees, if approved by the new board. This was seconded by another member.

Ballots were counted by two HOA members, Chris Robinson and Marilyn Grubbs. Votes were counted, recounted and then tallied.

Once the votes were tallied, there were 65 votes for Amanda Jackson, 43 votes for Shanna "Firebolt" Oberreiter, 41 votes for Taylor Tollefson, 31 votes for Pam Dickinson and 30 votes for Tania Robinson.

As the New Board of 3 Members with the highest votes, Amanda Jackson, Taylor Tollefson and Shanna "Firebolt" Oberreiter took a moment aside to discuss positions. Amanda then announced to the group of homeowners that HOA President would be Amanda Jackson, Vice President would be Taylor Tollefson, and Shanna "Firebolt" Oberreiter would be Secretary. Everyone clapped and cheered!

Then we moved on to appointees. Jean Estrada asked to be considered for appointee for Treasurer and was appointed by the new HOA Board. It was stated by Amanda Jackson that Jean Estrada has served as treasurer in the past and has the experience necessary to do the job well. Jean Estrada stated that she had a Business/Finance background.

Then a homeowner, Ann, asked that the other HOA Board appointee be someone who would be knowledgeable about those in the community who have disabilities. This request was given to us via a Sign Language interpreter. Pam Dickinson raised her hand as being interested. She was appointed by the new board, and thus Pam Dickinson was confirmed as Member at Large. Congratulations were shared among neighbors!

The HOA Board is as Follows:

Amanda Jackson, President

Taylor Tollefson, Vice President

Shanna Firebolt Oberreiter, Secretary

Jean Estrada, Treasurer

Pamela Dickens, Member At Large

In response to neighbor concerns that they were unaware of the HOA website: the website Address, the Wildwood Facebook page, and the neighborhood page was written onto the whiteboard at the front of the room. JoAnne Filley helped with providing this information.

With that the meeting concluded and everyone helped us put the chairs away, with the library closing. With all the wonderful help, we made fast work of returning the room to its original state.

Meeting was closed at 7:05PM