

WPOA Board Meeting Agenda
March 4, 2026 - 4:00 pm
527 Paradiso Rd.

1. Introductions and Instructions – Karen Mory
2. Come to order, no recording allowed – Guest remarks (Limited to 3 minutes each)
3. Recognize passage of votes since last board meeting (October 2, 2025) – Todd Whitt
 - a. Approval to have Prutchess inspect and conduct maintenance on front gate. Completed 2/2/26 (\$195)
 - b. 1/11/26 Approval to purchase snow chains for the plow (\$682.15 from E Trailer) Completed 1/13/26
 - c. 12/24/25 Approval of a Special Assessment Proposal (\$335.27/lot) to purchase a 2025 Kioti tractor with Backhoe to replace the failing 1977 Grader and irreparable backhoe. Approval through community vote
 - d. Approval of Board Minutes from Special Assessment/Tractor Purchase informational meeting December 4, 2025
 - e. 11/22/25 Approval to present to the WPOA members a proposal for a special assessment to offset half the cost of heavy equipment (RX7230PC Kioti Tractor to replace the grader and provide all property owners the opportunity to vote for or against this proposal.
 - f. 11/17/25 Approval of Mulecreek Gravel LLC gravel and road dirt purchase to repair large crevasses created by rain runoff on Homestead Rd near Eagle Rd and on Woodrock Way at the first hairpin turn.
 - g. 10/30/25 Approval to purchase snow road markers. Completed
 - h. 10/24/25 Approval for Grader brake valve and warranty purchase (\$445.93)
 - i. 10/16/25 Approval of Steve Hayes landscaping project submitted by ARC
 - j. 10/10/25 Approval to build the cistern stairs, repair cistern pipe, and adding a sign to guide the fire dept to the cistern. Completed 10/8/25 (\$86 supplies)
 - k. 10/7/25 Approval for purchase of Tax Software for Treasurer’s official use
 - l. 10/7/25 Approval to purchase/post sign for delivery services to not leave packages at the front gate. No Fires sign on gate moved to the gate entering the ponds.
 - m. Approval of Board Minutes from October 2, 2025 meeting
4. Treasurer’s update- Chele Randell
 - a. Assessments report
 - b. Financial report
 - c. Tractor insurance
5. Web Page Status – Karen Mory
 - a. Rosters updated and usual reminders

- b. Colleen Patchin and Karen Mory are authorized WIX managers to update the website, Colleen Patchin uploads all blast emails to the website, as of September 5th, 2025
 - c. WIX shop feature was utilized to collect Special Assessment payments. Window closed on February 28, 2026
 - d. Jon Cornick transferred to Karen Mory WPOA Pres, of the WIX/Website ownership and primary contact. Jon C. still owns the domain.
 - e. Updated property owner map submitted by Jon Cornick, uploaded to WPOA website 1/19/26
6. Board activities- Colleen Patchin
- a) Gathering of board members on various dates as individuals and in teams of two to research tractors and graders for rent and purchase, price comparisons, interview subject matter experts and contact tractor dealers to prepare dissemination of information regarding an appropriate and affordable replacement for the 1977 Road Grader.
 - b) Email discussions among board members to discuss proposal for Special Assessment to purchase a tractor to replace the grader and various small projects for the community.
7. Committee updates – Introductions by Karen M
- a. Roads Committee – Mike Miller & Clint Whiting
 - i. Equipment Status: Grader currently operable, Myrick Backhoe inoperable, Snowplow/truck operable, Tractor operable
 - ii. Gate: Manual override inspection and update
 - iii. Snowplow and road crew updates
 - b. Welcoming Committee- Colleen Patchin
 - c. Wildfire Committee – Steve & Sylvie King
 - i. Firewise is caught up and current
 - ii. Cistern has not been topped off yet, currently about 200 gallons from full. Steve K. will follow up with fire chief who is supposed to schedule.
 - iii. Tree Spraying for pine beetle and bud worm (lot#17?)
 - c. Architecture Review Committee – Terry Callaway
 - i. Updated ARC forms
 - ii. Projects
8. Old business- Todd Whitt
- a. Replacement of grader with new tractor requiring majority approval and a Special Assessment to offset the cost via an electronic and paper ballot vote on by the Woodrock Community.
 - b. Detailed emails were sent to property owners on 11/23/25 and 11/29/25 with research, price comparisons and reasoning for replacing the failing 1977 Grader with a 2025 Kioti Tractor. Individual property owners sent questions and comments to the WPOA Board and appropriate questions were answered on an individual basis.

- c. Voting ballots were sent out electronically and by mail December 2, 2025. Voting remained open until 12/23/25 at 11:45 pm
- d. An informational meeting to answer any additional questions and hear comments and concerns from property owners took place on December 4, 2025, per the Covenant #28 and Bylaws. Questions were answered at the meeting and via email within 10 days of the meeting. Relevant answers were shared with the property owners via email and the meeting minutes.
- e. Voting was conducted per Woodrock Covenants #28 & #29 and Bylaws Article 3- sections 3.11 & 3.12, and results were tallied on December 23, 2025.

Per Covenant #28 – “...at least sixty-six percent (66%) of the Total Allowable Votes (defined as all possible votes less all votes not eligible due to non-payment of dues or special assessments) shall constitute a quorum and more than fifty percent (50%) of those votes in favor of a amendment are required for an affirmative result.”

- At the time of this vote there were 149 eligible votes in good standing. 133 electronic voting ballots were issued through Election Buddy and 16 paper ballots mailed for a total of 149 eligible votes in good standing.
- 98 votes were the minimum number of votes needed to be received to meet the 66% quorum. 120 total votes (80.54%) were received and quorum met and exceeded.
- 86 electronic ballots cast to approve
20 electronic ballots cast to disapprove
- 11 paper ballots cast to approve
3 paper ballots cast to disapprove

The results of the tractor purchase and special assessment vote are as follows:

Approved:97 votes (80.83%) and Disapproved: 23 votes (19.17%)

Thus, the "One-time Special Assessment Fee of \$335.27/per lot to offset the cost to purchase a 2025 Kioti RX7320PC Tractor with Attachments" was approved by the Woodrock property owners.

- f. Property owners were given a deadline of February 28, 2026, to pay the Special Assessment fee/s by check or electronic payment through the WPOA website (WIX)
9. New business – Introductions by Karen M.
- a. Karen Mory- The 2025 Kioti RX7320 Tractor was purchased with the backblade modified to be fully articulating hydraulic blade. Purchase price was \$51,321.88 and tractor was picked up by Todd Whitt and the road crew on February 20, 2026. Backhoe to be purchased after the Special Assessment collections closing date of February 28, 2026.
 - b. Karen Mory- New Tractor Policy- Vote to approve amendments and inclusion of tractor policy to the existing “WPOA Policy Regarding Roads and Equipment”, Dated September 2024.

- c. Karen Mory- Existing security lights to be repaired on lot #17. Terry Calloway (retired electrician) consulted. WPOA to purchase replacement parts and Calloway will install at no charge. Completed 2/26/26
- d. Todd Whitt – Approve Tractor operators and discuss training
- e. Todd Whitt – Approve Tractor maintenance coordinator
- f. Todd Whitt – Purchase of locking gas cap for tractor (2/24/26) and explore tractor cover estimates
- g. Pine and Fir beetle spraying for lot #17

10. Meeting Adjourned – Karen M.