

WOHA ANNUAL MEETING BALLOT – JANUARY 24, 2026

Limit: one ballot per member household in good standing.

Minutes from Prior Annual Meeting held January 26, 2025

WOHA President Peter Lund called the meeting to order and after quorum was verified, acknowledged the organization's 50th Anniversary and its on-going legacy. He thanked loyal members for their generosity and volunteers for their devotion.

Former WOHA President Ed Einstein, who has also served as President of the Club, discussed the Club's longstanding financial challenges and encouraged WOHA members to consider a potential proposal of a loan in the future.

Lund called for approval of the prior Annual Meeting's minutes. No questions were raised. Attendees marked paper ballots.

Lund called for approval of the Treasurer's Report. \$46,232 revenue raised in FY24 driven by 51% HH membership. Cash on hand of \$164,287 including Oak Wilt Reserve earmark. \$61,982 in FY24 expenditures was 6% below budget with common area upkeep the largest expense. Proposed FY25 budget: \$60,789 anticipated revenue from all sources, anticipated \$68,878 in expenses driven by upcoming golden anniversary event and finalization of Covenant Amendment campaign. An attendee suggested that periodic audits be conducted. Attendees marked paper ballots.

Lund called for approval of proposed By-Law revisions, primarily financial safeguards including investment guardrails and ability to establish steadfast earmarks. Attendees marked paper ballots.

Lund provided a summary of the Covenant Amendment campaign's impetus, process and initial results for seven WOHA-proposed revisions. All 1,100+ ballots distributed and more than 600 ballots cast to date. All amendments are popular with respondents, but likelihood of majority approval among eligible property owners varies by Unit. However 74% of residences fall within just 7 of the 29 Units which are on track for ratification of most amendments. Open floor debate followed with several attendees voicing support for various amendments while others raised concerns about enforceability as well as fairness and civility within the process. One speaker was interrupted and Lund reiterated meeting rules for respectful engagement. Lund called for a straw poll that confirmed well over 90% of attendees wanted the Board to push forward and secure as many amendment approvals as possible in the coming months.

Lund called board elections for 6 expired seats. 10 candidates appeared on the ballot and winners (Romo, Wiese, Witt, Sewell, Lopez, Beneke) were tallied immediately following meeting.

Lund adjourned the meeting.

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| Prior Year Annual Meeting Minutes: | Approved (49 to 4) |
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Treasurer's Report

- CY25 Revenue: \$57,018 collected. \$39,167 Membership Dues, \$13,991 Capital Fund donations, \$3,860 Misc.
- Current Cash Balance: \$136,549 includes \$9,062 Oak Wilt Reserve earmark, \$68,893 Legal Reserve earmark.
- CY25 Expenditures: \$54,563 on routine (mostly common area upkeep), \$33,391 one-time Covenant Amendment campaign.
- Current Year Outlook: Anticipate \$62,504 revenue and \$49,607 expenses in CY26.

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| Treasurer's Report: | Approved (50 to 3) |
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Board Election Candidates (listed in order of confirmation)

***** Select between Zero and 4 candidates. *****

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| Simon Esparza (incumbent) Simon has lived in WO since 1998 and remains an enthusiastic WOHA supporter, serving as Board President in the recent past. He is responsible for several community improvements including illumination of the entrances and led significant cost savings efforts. | Approved (47 votes) |
| Michael Nash (incumbent) Michael has lived in WO since 2004. His business career includes medical sales and real estate. He joined the WOHA Board two years ago and currently serves as Vice President which allows him to share his marketing and fundraising expertise. | Approved (50 votes) |
| James Flynn (incumbent) James has lived in WO since 2003. He is an avid tennis player and new grandfather. He served on the WOHA Board over a decade ago and then rejoined two years ago to support several key initiatives. He has served in varying capacities, currently as Secretary who often interacts with City staff. | Approved (44 votes) |
| Adele Barnett (incumbent) Adele has lived in WO since 1997 and occupies the home her parents built in 1970. She is a retired attorney who also worked in senior healthcare. Adele has served as the leader of WOHA's Welcome Wagon for several years and ensures new arrivals feel at home. | (19 votes) |
| Fred Previc Fred has lived in WO for many years. He did not respond to the request for this bio. He served on the WOHA Board previously. He currently serves on the Club's Board and has advocated for WOHA to provide more financial support to the Club. | (7 votes) |
| Lewis Fincher (incumbent) Lewis has lived in WO since 2022. Lewis was a small business owner before making to the leap to the public sector where he served as Director of Park & Rec for Marble Falls for 18 years. He joined the WOHA Board two years ago to lend a new comer's perspective. | Approved (33 votes) |
| Write-In Candidate (subject to eligibility): | |

***** Select between Zero and 4 candidates. *****