

From: S. David Worhatch  
sdworhatch@worhatchlaw.com  
Subject: What happened Tuesday night ...  
Date: Aug 29, 2025 at 10:54:57 AM  
To: hoalakeofthewoods@gmail.com

---

... at the annual meeting of the Lake of the Woods Homeowners Association.

### **Quorum Requirements Satisfied Easily**

A quorum of 17 households participating in person or by proxy was required to conduct the meeting.

A total of 54 households were counted in attendance in person or by proxy. This easily satisfied the quorum requirements for electing trustees and exceeded (by a total of 11) the minimum number of households required to take up the proposal to reduce the size of the Board of Trustees.

A draft of the minutes of the meeting is attached. The contents of that draft can be summarized, as follows.

### **Size of Board of Trustees Reduced**

The members approved a resolution reducing the size of the board. Consequently, until the date of the 2026 annual meeting, we will operate with a board of four (4) members. At that time, the size of the board will be reduced to three (3) members. However, if either James Krumpelman or David Worhatch (each with a term ending on the date of the 2026 annual meeting) should vacate his seat between now and then, the size of the board will be reduced immediately to three (3) for the balance of the term of the successor of them.

### **Valco Elected to a Full Term as Trustee**

Michael Valco then was elected to a full three-year term ending with the date of the 2028 annual meeting. (The terms of Messrs. Krumpelman and Worhatch will expire on the date of the 2026 annual meeting and Mr. Freygang's term is set to expire on the date of the 2027 annual meeting.)

### **Officers Elected**

Board members conducted their organizational meeting after adjournment of the annual meeting and elected the following officers: **Michael Valco**, President; **Dale Freygang**, Vice President and Treasurer; and **David Worhatch**, Secretary.

### **Members' Forum**

A candid and respectful discussion of issues of concern to the assembled members then took place. Many of those concerns were tentatively addressed by the trustees in their organizational meeting and the Association's counsel was instructed to look into the authority the board would have to address the issues that the members raised. These included a growing problem of adult pedestrians and children in the neighborhood not confining themselves to the sidewalks and spilling into the streets, a growing number of vehicles parking on the street overnight instead of their garages or driveways, trash cans not being stowed inside or otherwise out of sight, reviving an Association newsletter, and finding ways to give members an opportunity to participate in Association meetings by way of a video conference.

### **Update on Improving the Organizational Documents**

Board members briefed the members in attendance on the progress made in revising the Association's Declaration and Code of Regulations to account for changes in laws regulating the affairs of not-for-profit corporations in general and homeowners' associations in particular. Members were urged to take time to review the new documents when circulated by e-mail once the trustees are ready to recommend specific terms.

Mr. Worhatch emphasized that members should view the changes in a holistic fashion instead of focusing on one or two issues that may not set well with the individual interests of one member or another. He asked members to look at the new documents as a whole and a genuine effort to modernize and align our governing instruments to meet the needs of a new generation of residents. The current Declaration and Code of Regulations date to the beginning of the subdivision in the 1980s.

A "Town Hall" meeting will be scheduled in the next several months to go over the new documents and allow members to offer feedback before formal action is taken by the board to recommend adoption. A majority vote of the members would be needed to amend the Declaration and a two-thirds vote of the members would be needed to amend the Code of Regulations. But more on all of this later.

### **A Final Note ... of Gratitude**

The trustees express their appreciation for all of the members who attended the meeting or offered their proxies to make sure we could meet quorum requirements. Without sufficient cooperation from the members, progress in maintaining the neighborhood and ensuring quietude and mutual enjoyment simply would not be possible no matter how earnestly the trustees would go about doing their jobs.

There are 83 total households in the Association. If you were not one of the 54 households who participated in the annual meeting in person or by proxy, the trustees ask you to join your neighbors in participating more actively in the affairs of the Association in future meetings. After all, our mutual success and common interests are served best when members take genuine interests in how the Association goes about carrying out the aims of the Declaration making the Lake of the Woods subdivision the sort of friendly and beautiful neighborhood in which people desire to reside.

***David***

**S. David Worhatch**

Secretary, Lake of the Woods Homeowners Association, Inc.



**25-08-29 FINAL AS  
CIRCULATED Minutes...**

383 KB