

Lakes of Woodbridge Board Meeting

June 28, 2023

The meeting was called to order at 10:00am

Board Member present: Aimee Glassman, Brian Johnson, Larry Romyak, Steve Presdorf, Barbara Murphy-Sanders, and Sheila Mowry/633 Group.

Minutes of previous meeting were approved as distributed.

Financial Report

For the period ending 5/31/23

1. Cash on hand of \$179K against accounts payable and prepaid member fees of \$65K, leaves a balance of \$114K for summer expenses and projects.
2. Revenue/Member fees are tracking to budget with two co-owners that will be receiving step one past due notifications.
3. Operating Expenses: Lawn and grounds maintenance expenses are ramping up. Sprinkler repairs of \$6712 against an annual budget of \$21K primarily represents start up and repair of winter damage. Other contractors and building maintenance of \$337 covers May gutter cleaning, leak trouble shooting, spring mulching and misc. repairs. Structural repairs, roof and garage door repairs of \$3676 covered said expense. All other expenses and utility charges were within expected ranges.
4. Reserve spending of \$1800 for garage door replacement and \$119350 for window replacement occurred. Uncommitted window replacement reserve for 2023 is zero.

Management Report

1. Currently there is one condominium on Tartan Circle is for sale.
2. Telephone and Maintenance log was reviewed and discussed.
3. Ask Joel about power washing spots of green mold.
4. 3712 Tartan needs ceiling paint up touches but needs owner present to enter condo. Sheila will let him know.

Old Business

1. Roots will walk 3500 and 3582 Woodbridge area and Sheila will check with the Architectural Committee to see if it is feasible to plant a couple of trees in an effort to block golf balls. The Landscape Committee will also look and see if a tree would be the solution to golf balls hitting condos, or if there are other options. Worried about blocking view of other condo co-owners
2. To add extra guest parking on Tartan Circle, it needs to go through additional channels for permission and location.
3. Cluster Mailboxes: mostly favorable comments. Questions about mailboxes will be answered. We need to get formal approval from the Post Office before we buy the

mailboxes, Sheila will keep up on that. Brian will call the company and see if they will extend the sale until the end of July.

New Business

1. Decision to buy different window for buildings that do not have Pella Windows, is continuing as more info is needed. The board will meet July 19, 2023, to discuss new info.
2. Larry made a motion to move \$40,000 from Building/Other Maintenance and Other contractors for window replacement. The motion was approved by all attending Board members.
3. Mickie Gaskell has retired; the board will send her flowers for her years of commitment to the condo board. Vice President Aimee Glassman was appointed to be acting president until after the next annual meeting in 2024.
4. Brian Johnson was appointed to the board and will be on the 2024 annual meeting ballot.
5. Resident on Woodbridge Lane requested to the condo association remove dying bushes in front of condominium. Resident to supply landscape plan and willing to do the planting. This request was approved.
6. The 10 window replacement requests on the agenda were approved as long as a Pella window has been installed in the building. Total being \$63,067.00.
7. Blackmar resident requested approval to install a new air conditioner with the line going through a "Line Set Hide" system was approved with the condition it matches the siding, otherwise resident is required to paint it to match.
8. The owner of 3734 Tartan has redeemed ownership of the condo. Statement has been sent regarding outstanding HOA dues.
9. Info share that we have an aging irrigation system as well as tree roots have are damaging lines. There will be future irrigation expenses.
10. July News Letter information was discussed.
11. The landscaping committee walking around noting what needs to be done to fix outdated, overgrown landscaping.

The next Board Meeting will July 26 at 10:00am

The Meeting was adjourned at 11:30am.

Minutes respectfully submitted,
Barbara Murphy-Sanders