

**Lakes of Woodbridge Association
Board Meeting Minutes – 2021**



September 22

The meeting was called to order at 3:30 p.m.

Board Members present: Rich Edwards, Mickie Gaskell, Larry Romyak, Steve Presdorf and Sheila Mowry/633 Group. Absent: Barbara Murphy-Sanders and.

Minutes of previous meeting were approved as presented.

Financial Report

- Aug 2021 - 8 months to date: Cash of \$126k against A/P and Members Prepaid Fees of \$63k leaves us in a good cash position to deal with the larger fall expenditures of scrub and tree trimming and general fall cleanup. Although a few minor expenses are expected to be over budget by year end, the community operating expenditures as a whole should be within our 2021 budget limits.
- On the Reserve side of the ledger, for window repair and replacement we have spent or are committed to spend \$231k leaving a balance of \$64k in uncommitted funds against 15 open maintenance requests questioning windows and doors. Given the slow up in Pella window production due to a the aluminum shortage that has occurred, we would expect these funds to be adequate to meet our 2021 needs.
- Financial report was approved by all attending Board members.

Management Report/Old Business

- Sheila presented her report which included phone calls and work orders. Questions or comments were addressed.
- Recently, 4 units sold. Currently; there are no condominiums for sale.
- Sheila will follow up with Joel to make sure the switch for the heat tapes at 7659 Blackmar is complete before the winter.

New Business

- Rich reviewed the City of Portage ordinance; Sec. 42-129. Home Occupations. This ordinance does apply to the Lakes community. Section A; A passive home occupation would be the one to look at. The full ordinance will be posted on the webpage.
- Rich informed the Board that State Farm Insurance would be another option to look into for the Association policy,
- The Board will respond to the resident request to move the washer/dryer out of the kitchen in the upper unit of a stackable unit.
- Rich and Barbara walk around and looked at the list Joel from JP Builders provided regarding sidewalks that have trip hazards. They are 15 total that Joel will get quotes on.

- Board reviewed estimate from Roots Tree Service for additional work over and above fall shrub and ornamental tree trimming. The total estimate is \$18,915.00. Sheila will confirm with Shawn from Roots on the cost for fall shrub and ornamental trimming to see if there are funds available.
- Larry continues to work on the areas where the caulking along the sidewalk has cracked.

Other New Business

- Thomas Family Waterproofing provided an estimate of \$700 to rework the repair in the lower level utility room at 36621 Tartan to prevent water getting into the basement. Estimate approved by all attending Board members.
- Larry mentioned that he would like to get working on the budget so it can be approved at the next meeting.

Next meeting was set for **October 27, at 3:30 pm**

The meeting was adjourned at 5:50 pm

Respectfully submitted,

Sheila Mowry