

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



July 22

The meeting was called to order at 1:00 p.m.

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

Minutes of previous meeting were approved as presented.

Financial Report

- Reserve and Reserve transfers YTD-tracking as scheduled.
- Operating Expenses-Sprinkler Repairs are running quite high. Could represent an overage by year end. Other Contractors was to cleanout gutters, downspouts and clogged bubblers that were exposed during torrential rains.
- Window Repair/Replacement-After approval of July agenda repairs, \$70,000 remains to be spent. However, there are a number of window repair requests on the maintenance request list that have not been addressed.
- Several residents still have not updated their automatic payments from the January 1 2021 fee increase. These residents will be sent a letter informing them they have 30 days to pay or a lien will be placed on their property.

Management Report/Old Business

- Sheila presented her report which included phone calls and work orders. Questions or comments were addressed.
- Currently; there 2 condos on Tartan for sale and 1 on Blackmar. One on Tartan just recently sold.
- All dumpster signs have been installed. The goal is to eliminate the misuse of the dumpsters.
- We are experiencing lots of repairs on the fountains this year. When PLM has them for the winter, ask them to replace all the connectors with male/female plugs.
- Sheila to ask Joel if he has the list for sidewalk jacking.
- Rich reviewed the information he found after reviewing the Lakes insurance policy and the questions for Tim Visser at Keyser when we meet. Sheila will reach out to Tim and schedule a meeting for August or September.

New Business

- The Board approved removal of the scrub tree on the lake side at 7508 Woodbridge.
- The Board approved JP Builder estimates D through F; new slider at 3635 Tartan for \$1,639; new kitchen window at 3651 Tartan for \$2,133 and downspout bubbler repair along the sidewalk at 7569 Woodbridge for \$1,125.00.

- Board reviewed and discussed email from resident at 7697 Vernard. The Board will send resident a reply.
- 3621 Woodbridge Lane, the Board will add the removal of the dying ground cover beside the garage to next year's list.
- There are several areas where the caulking along the sidewalk has cracked. Larry will talk to Joel to see what product to use and try caulking the cracks to see if that will take care of the issue.
- Larry has repaired the skimmer pump and thinks he's got it taken care of. Pull rock out the pump sits on if it's not getting enough water to submerge the pump more.

Other New Business

- A resident has volunteered to paint the black "Lakes of Woodbridge" letters on the entry signs that are oxidizing. This was approved by all attending Board members.
- Larry made the motion to appoint Barbara Murphy-Sanders to the Secretary position. This was accepted by Barbara and approved by all attending Board members.

Next meeting was set for **August 24, at 3:30 pm**

The meeting was adjourned at 3:30 pm

Respectfully submitted,

Sheila Mowry