

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



June 23

The meeting was called to order at 9:00 am

Board Members present: Rich Edwards, Mickie Gaskell, Larry Romyak, Steve Presdorf and Sheila Mowry/633 Group. Also attending, Barbara Murphy-Sanders who is interested in the open Board position.

Minutes of previous meeting were approved as presented.

Financial Report

- Operating expenses on track.
- Window replacement continues to be a concern. The window replacement budget has \$84,000 left to spend.
- The financial report was accepted as presented 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.
- Currently; there no condominiums for sale in The Lakes.
- Sheila will get a plow marker and place in the dumpster area next to guest parking past the bridge on Woodbridge Lane. This will mark the dumpster sign location for approval.
- The Board will come with a list of questions that can be sent to insurance agent Tim Visser prior to scheduling a meeting to discuss options on how to reduce costs.

New Business

- Rough estimate for locking mailboxes is \$25,000. This has been placed on HOLD at this time. Residents are encouraged to continue with the prevention measures.
- 3500 Woodbridge Lane, resident submitted a landscape plan designed by Mulder's Landscaping. The Board approves the landscape plan and will contribute \$500 towards the project. There was a tree removed in the front corner. Unfortunately, due to utility location the stump could not be ground down.
- The Board reviewed the letter from 3609 Tartan resident and agreed to have 633 grounds team place mulch over what they put down around the front tree. This is to keep everything consistent. Additional items in the letter will be addressed; cut back ivy growing up into the tree; cut ivy away from the building; cut bushes along sidewalk down to the crown in the fall and even out the other shrubs that are sloping.
- The Board reviewed the email from 7699 Vernard resident who removed the patio railing without permission. The Board agrees they did a great job but remind them going forward they must get Board approval prior to any exterior work being done.

- The squirrels have been chewing on the siding again. The goal is to keep trees trimmed away from the condos. We tried trapping in the past which did not work. Residents may try mixing a solution of 3 parts water to 1 part bleach solution and spraying on the siding.
- 3762 Tartan is requesting permission to install a new a/c condenser in the same location. However the existing shrub is too large. The Board approves the new a/c and agrees to have the shrub cut down to the crown.

Other New Business

- Mulder's landscaping proposal for building 28 was reviewed. Larry made a motion to approve, seconded by Rich and approved by all attending Board members.
- 7551 Woodbridge Lane, resident feels something needs to be done with the stone bed but was not specific. Larry looked at this area and feels the stones along the side need some work and will be on the list next year.
- Barbara Murphy-Sanders is interested in filling the open Board position after Mary McCrumb, secretary left. Rich made a motion to have Barbara fill the open position until the next annual meeting. Steve seconded the motion and approved by all attending Board members.

Next meeting was set for **July 22 at 9:00 am**

The meeting was adjourned at 11:30am

Respectfully submitted,

Sheila Mowry