

Lakes of Woodbridge Board Meeting

July 26, 2023

The meeting was called to order at 9:58am

Board Members Present: Aimee Glassman, Larry Romyak, Steve Presdorf, Barbara Murphy-Sanders, and Sheila Mowry/633 Group. Rick Bossman was also present

Minutes of previous meeting were approved as amended

Aimee asked if Rick could be appointed as a non-voting Board Member. The move was approved

Financial Report

For the period ending 6/30/23

Cash on hand of \$138K against accounts payable and prepaid member fees of \$66K leaving a balance of \$72K for summer expenses and projects.

Revenue/Member Fees are tracking to budget with 2 co-owners that have entered the standard collection process for past due accounts. *3603 Tartan will be contacted before next step in past due collections are started (motorcycle accident) giving him a chance to respond to late fees.*

Operating expenses: Lawn and grounds maintenance are in full swing. Summer shrub trimming has occurred and been paid for (\$9575.). Sprinkler repairs of \$4272. Covered a zone valve replacement and a low-pressure issue between Tartan and Moors Point Way along with standard monthly head maintenance of \$2870. Covered items including, gutter & downspout cleaning and repair, mailbox and exterior light fixture repair and other misc. electrical issues. Drywall repair of \$2996. That resulted from roof leaks. All other expenses were what we would call normal and ordinary.

Transfer of funds to the reserve account of \$68K represents the standard monthly transfer of \$28K and an additional \$40K of operating funds that we believe will be unused in the other contractor and building maintenance and will be better served in the Window Replacement expenditures of the Reserve Amount.

Reserve spending of \$2654. For stone bed, top dressing and \$52,716. For window replacement occurred.

Management Report:

Currently there are no condo's for sale

Telephone log was discussed and approved

Maintenance log was discussed and approved

Old Business

Golf balls hitting 3500 and 3582 Woodbridge were discussed and will be monitored to see if anything needs to be done.

Adding guest parking to Tartan Circle was proposed by removing bushes by trash bins, then to move the trash bins over to allow a 4th parking spot. The Landscaping Committee is removing those bushes. In the spring another parking spot can be added.

New Locking Mailboxes: The Board drafted a response to address all the concerns of co-owners. This will be mailed to all 186 condo co-owners.

New Business

The Estimate from JP Builders to repair interior garage foundation wall, repairs step's and repair of ceiling was \$2980. It was approved.

The question of the monthly cost for mailboxes was discussed and answered in Old Business.

The Landscaping Committee proposed priority one and two for updating and improving overall landscape. The Committee has a budget of \$10K for tree and bushes trimming for fall and \$4500. For landscape improvement, the Committee will work within those parameters. Sheila will let the committee know when workers will be available to do the work. They will also try to find the best cost for new shrubs.

Geese removal was tabled until spring

It was decided to provide co-owners insurance information, so they are aware of what they need to have covered by their insurance. This will be shared with co-owners as well as posted on the Lakes website at www.thelakesatwoodbridge.com.

3739 Tartan's request to remove and replace bushes on the west side of the condo was approved.

Next meeting will be August 28, 2023, at 3:30pm

Meeting adjourned at 12:13pm

Minutes respectfully submitted,
Barbara Murphy-Sanders