

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



January 28

The meeting was called to order 3:30pm

Board Members present: Rich Edwards, Mickie Gaskell, Larry Romyak, Steve Presdorf and Sheila Mowry/633 Group

Minutes of previous meeting were approved as presented

Financial Report

- Larry reviewed the 12/31/20 year end financial statement. Operating expenditures are \$100,000 under budget. Larry made the motion to transfer \$100,000 from the general checking account to the reserve account, seconded by Rich, approved by all attending Board members.
- Building 9 is next on the Window Replacement Project. Larry made a motion to inform Joel to get started on Building 9 and submit an estimate. The motion was approved by all attending Board members.
- Larry reviewed the 2021 Reserve budget and made a motion to approve the 2021 Reserve budget. Approved by all attending Board members.
- After reviewing the A/R Member fees, Rich suggested providing information on the Michigan STEP Forward program if residents inform us their income has been affected by COVID-19.

Management Report/Old Business

- Sheila presented her report which included phone calls and work orders. Questions or comments were addressed.
- Currently 3 units are for sale, 1 on Tartan and 2 on Woodbridge Lane, One on Woodbridge Lane sold in two days at full asking price.
- There has been no report on how the heat tapes at 7659 Blackmar are working out.
- The New Marketable Record Title Act has been extended. The new deadline is now March 28, 2024 per attorney Matt Van Dyke. This shall be removed from the agenda for now.
- Rich presented a sign for dumpster areas; “Residents Only” along with a list items that will and will not be allowed. Larry made a motion to approve the purchase of a sign for each dumpster site, believe there are 12. Cost to include signs, new posts to be consistent with speed limit signs and installation. Estimated cost to be \$1,500-\$2,000. Motion approved by all attending Board members. This will be expensed to Reserve Misc Construction.
- Moss on roofs-Eco Kleen proposal is included in 2021 power washing budget.

New Business.

- The Board will be scheduling a meeting with insurance agent Tim Visser, Keyser Agency to review the policy in an effort to keep cost inline.
- JP Builder presented 18 window and slider replacement estimates roughly totaling \$60,000. Estimates were approved by all attending Board members.
- JP Builder estimate for 3708 and 3712 Tartan downspout repair for \$2,250 approved by all Board members.
- JP Builder estimate for 7612 Woodbridge Lane to repair cracked floor joist between main floor and basement for \$825, approved by all attending Board members.
- Board reviewed letter from Joel from JP Builders on window inspections. He's finding windows covered in plastic, caulked with silicone and rope caulk. Looking for direction on how to proceed. The Board recommended if these are found during the winter months, reschedule the inspection during warmer weather. It is the resident's responsibility to replace anything they have installed i.e. plastic covering or caulk.
- Building 28 resident requesting help cleaning porch enclosure blinds. Per the master deed, Association expenditures are to be for the good of the community. The Board made the decision to cover the cost of the foundation repair. In light of the fact the Association has invested \$110,000 in the foundation repair, we're sorry for the inconvenience, but the Association will not cover this cost.
- Resident at 3621 Woodbridge is requesting the board consider removing the large tree that is lifting the driveway. The Board will review during the spring walk around.

Next meeting was set for **February 25 at 3:30pm**

The meeting was adjourned at 5:50pm

Respectfully submitted,

Sheila Mowry