

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



March 24

The meeting was called to order at 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 financial statement. Current operating funds exceed prepaid and receivables by \$50,000. Expenditures are as expected with exception of window maintenance. Motion made to accept the financials, seconded by Rich, approved by all attending Board members.
- It was noted that several residents have not adjusted their monthly association payments to reflect the 2021 dues. Monthly statements are sent out.
- Building 10 is next on the Window Replacement Project. Waiting for an updated cost estimate from JP Builders.

Management Report/Old Business

- Sheila presented her report which included phone calls and work orders. Questions or comments were addressed.
- Currently; 2 units on Woodbridge Lane sold and 1 unit is for sale on Tartan.
- There has been no report on how the heat tapes at 7659 Blackmar are working out.
- Ice dam issue was discussed. Larry explained the next time the condos are roofed, ridge vents need to be added.

New Business

- The CDC guidelines and restrictions continues recommending large gatherings be avoided. Also with capacity restrictions, the Grille Room, where the annual meeting is usually held is not holding events. Notification letter will be sent out to residents. Include in the letter that there is a Board position available.
- Board approved replacing the (1) JeldWen window in the master bedroom with the current Board approved Pella window at 7580 Woodbridge Lane. All other windows will continue on the replacement plan.
- There is \$1,000 in the Reserve Stone Bed account to replace mulch with stone in landscape beds. Rich and Steve will put a priority list together for Sheila to give to 633 Group maintenance team.
- Board has approved \$1,500 to install edging and stone around 10 light posts on Tartan Circle.

- Larry would like to meet Ben from Mulder\$ onsite to discuss using crushed stone around Lake #1. Sheila will reach out to Ben to see if he\$ available the week of April 5-9.
- Washing and staining of decks will continue this year. Letters will go out to residents on the schedule to be done this year.
- JP Builder presented 6 window and slider replacement estimates roughly totaling \$30,512. Estimates were approved by all attending Board members. With total approved replacements to date total spent is \$107,000 which leaves a balance of \$50,000 left in the budget for the remainder of the year.
- JP Builder estimate of \$550 for 7612 Woodbridge Lane to repair (2) master bedroom windows was approved by all attending Board members.

Other New Business

- Remove the light post on Woodbridge Lane at the Bridge. Sheila will check with Tom Waggoner, electrician to make sure power has been disconnected.
- Residents that have windows on the Class B-waiting list have been notified.
- Remove and replace two dead Hemlocks; (1) in dumpster area next to 7563 Woodbridge Lane and (1) in the dumpster area at Moors Pointe Way. Sheila will check with Ben at Mulder\$ on a good replacement.
- Sheila to contact Shawn from Roots to have him cut way down the bush/tree at the front entry at 3530 Kirkaldy and around the Kirkaldy dumpster pad as soon as possible.

Next meeting was set for **April 29 at 3:30pm**

The meeting was adjourned at 5:30pm

Respectfully submitted,

Sheila Mowry