

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



April 29

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 \$69,000. 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 and collection deadline of May 20, 2021 will be on the next notice.
- Building 10 deposit of \$32,000 has been issued to the contractor and windows have been ordered.

Management Report/Old Business

- Sheila presented her report which included phone calls and work orders. Questions or comments were addressed.
- Currently; there are no condominiums for sale in The Lakes.
- Dumpster signs are currently in the approval process. Placement location will be determined soon.

New Business

- Spring Newsletter was discussed. Board members will provide information.
- Resident on Vernard requested the seasonal flower dumpster be relocated. The Board will have it placed in the guest parking next to 3537 Woodbridge Lane this fall.
- The responsibility of replacing the deadbolt and entry handle of the main front entry door was discussed. The Association will cover the cost to have the Associations preferred contractor replace it with the standard Schlage set. If the resident would like to upgrade to a keypad, that will be 100% resident responsibility. However, anything other than the standard will require Board approval prior to replacing. Larry made a motion to accept, seconded by Rich and approved by all attending Board members.
- It has been determined that some of the keys held in the locked box at the management office, do not work. A notice will be placed in the spring newsletter that if residents are unsure if the management office has a key, to provide one. This is for emergency use only.

- The concrete garage floor is an Association responsibility and requires Board approval for any change. Some residents have painted or applied epoxy flooring. Residents will be reminded to get Board approval on this in the spring newsletter. Also, if any repairs are required on the garage floor, the Association will only be responsible for the repair and not to replace any extras residents have done.
- Due to the frequency of windows failing and the small budget dollars that remain for the year, it was determined that going forward failing windows will have to be categorized. Class 1A will be; Master Bedroom and Sliders that will be replaced and Class 1B are all other windows that will go onto a waiting list. Master Bedroom and Sliders on this agenda D-J are approved. All others will be placed on the Class 1B waiting list.
- To date the Association has spent or approved \$122,000; not including what has been approved on this agenda; in individual window/slider replacements. Building 10 window replacement project will cost an additional \$65,470. With the rapid window failures, the Board discussed discontinuing the Window Replacement Project per Building to focus replacing individual windows.
- Resident at 3714 Tartan requested the bush along the sidewalk be removed and stone added. Board approved. The other requests to have the mulch in the landscape bed replaced with stone and replace a Viburnum that was removed will be looked at during the spring inspection.
- Resident at 7697 Vernard requesting landscape updates. The Board will inspect during their spring inspection. The rock bed the resident mention to be placed next to the front sidewalk at their cost, will require a formal request to the Board along with a design plan for approval.
- Spring inspection will be divided between Board members the same as last year.
- Board reviewed and approved the request to add sliders to the existing screened deck at 7521 Woodbridge. The Board will need to calculate what the additional fees will be for enclosing this area.
- Trip hazards on the concrete sidewalk along Moorsbridge Road will be reported to the City of Portage.
- Resident not following the appropriate process of going through the management office to request items to be done will be sent a reminder letter.

Other New Business

Next meeting was set for **May 26 at 3:30pm**

The meeting was adjourned at 5:35pm

Respectfully submitted,

Sheila Mowry