

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



May 25

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

- With the exception of one additional mow, year to date expenses appear to be tracking as normal.
- Window replacement continues to be a concern and continues to be monitored. The window replacement budget for 2021 of \$295,000 have been allocated as follows; \$70,000 has been spent on window replacement, \$70,000 have been approved and \$65,000 for building 10. This leaves \$90,000 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 is one condominium for sale on Tartan in The Lakes.
- Dumpster signs are in. Sheila will email Rich the map for all dumpster locations so he can look at placement.

New Business

- Reply letter will be sent to 7692 Vernard to address her concerns.
- Sheila will get a picture of the shrub requested to be removed at patio of 3736 Woodbridge Lane to send to Ben at Mulder's to verify it can be transplanted.
- The Board agreed to rake the front lawn area up near the entry and add topsoil and seed in an effort to get grass to grow. The low evergreens in the front landscape bed will continue to be monitored.
- At the time building 28 foundation was being repaired it was necessary to remove some of the landscaping. Sheila will reach out to Ben at Mulder's to take a look and provide a reasonable landscape plan. The Board would also like Ben to provide a plan & estimate for the dumpster area near 3666 Tartan.
- The proposal from Waggoner Electric to bore under the road at 3620 Woodbridge Lane of \$2,100 to run a new line that powers the irrigation in this area was approved.
- Resident at 3773 Tartan reported the Crabapple trees overhang the driveway. The Board approved having the arborist out to trim because these trees must be globed

when trimmed. All contractors are busy and we hope this can be done in a timely manner.

- The Board will address other smaller trimming to save budget dollars.

Other New Business

- It was noted while doing the spring inspection there are some trees that are dying. Sheila will reach out to Shawn at Roots to schedule a time he walk around and look at these trees.
- Larry requested the skimmers at the end of the pond be installed. They can be checked at the beginning and end of each day they mow and at the end of the day for all remaining days.
- Goose Roundup permit is approved just waiting to hear of a pickup date.
- Newsletter revisions were made. Would like to have in the mail early June.
- Resident on an upper level is watering a plant allowing it to drip onto lower unit's patio causing damage to furniture and rug. Letter will be sent.
- It has been reported that the solenoids for the irrigation system are bad and all may need to be replaced.

Next meeting was set for **June 9 at 9:00 am**

The meeting was adjourned at 5:30pm

Respectfully submitted,

Sheila Mowry