

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



**October 26**

The meeting was called to order at 3:30 p.m.

Board Members present: Rich Edwards, Larry Romyak, Steve Presdorf and Sheila Mowry/633 Group and Barbara Murphy-Sanders. Going via phone was Mickie Gaskell.

Minutes of previous meeting were approved as presented.

**Financial Report**

- Cash of \$125,000 against Accounts Payable and prepaid member fees of \$54,000, leave us in a good cash position for the larger fall payments and the concrete mud jacking project.
- Operating Revenue continues to track as projected as does lawn care, tree trimming is expected to exceed budget by \$5,000-\$6,000 based on Board decision to meet community needs. Sprinkler system and aerator repair remain troublesome and costly and are expected to exceed budget by year end. Other contractors and other maintenance appear to be adequately funded as do the other repair expense categories. The final water bill will be a tossup.
- All projected transfers to the reserve account have occurred.
- Reserve Expenditures for landscape, light fixture for both building and site (street lights) will exceed their budget limitations based on Board approved projects.
- There is \$62,000 remaining in the window replacement budget available to fund the 19 outstanding maintenance requests that have not yet been inspected or price quoted.

**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 on Tartan Circle for sale.

**New Business**

- Garage doors on Tartan Circle were painted. Due to the fading of the paint when side by side they are two different colors. Going forward, both garage doors are to be painted.
- Board reviewed and approved PLM Lake and Land management contract for 2022.
- Board reviewed the aerator issued between Vernard and Moors Pointe Way. It was noted that Waggoner Electric was running a new line for the aerator. That may take as well as new ends being put on over the winter hopefully will take care of the problem. Larry suggested if problem continues to keep on for parts and purchase a new aerator.
- Window issues persisted at 7574 Woodbridge Lane. JP Builders re-inspected and recommend replacement.

- Resident has requested approval to install a Google Nest wireless camera under the garage carriage light. Board requests JP Builders do the installation so they can work closely on placement to prevent any damage to the siding.
- Fall/Winter newsletter was reviewed. Rich has a few suggestions. Changes will be made and sent to the Board for review.
- 2022 Operating budget was reviewed. There were a couple of changes made. Final budget was approved by all attending Board members. There will be a 2.6% increase in association fees for 2022 to cover the increase in operating expenses.
- 2022 633 Group Management Maintenance Group contract was reviewed and approved by all attending Board members
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### **Other New Business**

- JP Builders will provide a list of the decks they have done so Sheila can update list. Anyone that was scheduled to wash and stain their deck this year and did not will get a letter. If it's not done by June 15, 2022 they will receive a \$250 fine.
- Larry completed caulking 23 sidewalks with material cost of \$350.
- Insurance renewal was reviewed and Auto Owners rate came in with the best rate. With the paid in full discount there's an additional savings of \$5,000. The Board approved paying the annual policy in full.
- Revised proposal from Boyd Shannon on street light project was reviewed. With the labor cost to clean and paint the globes and toppers the Board suggested looking at replacing the globes with an LED light. Sheila will reach out to electrician Tom Waggoner to see if he has any suggestions. Boyd will still need to clean and stain the 32 light posts next year
- JP Builder submitted three estimates for window replacement for a total of \$9,828. Estimates approved by all attending Board members.

Next meeting was set for **December 1, at 3:30 pm**

The meeting was adjourned at 5:45 pm

Respectfully submitted,

*Sheila Mowry*