

Lake of Woodbridge

Annual Association Meeting

April 18th, 2022

Call to order by president Marcia Gaskell at 7:05pm

Board members introduced; Larry Romyak (Treasurer), Rich Edwards (VP) and Stephen Presdorf (Director). Barbara Murphy Sanders (Secretary) was unable to attend.

Sheila Mowry was present as 633 Group property manager

Ballots were collected and counted. Mickie Gaskell (President), Larry Romyak (Treasurer), were reelected to two-year terms. Stephen Presdorf (Director), and Barbara Murphy Sanders (Secretary) formally being appointed by the board to fill vacant seats, were voted in to finish out the term. Stephen and Barbara will be up for reelection for a two-year term next year.

Presidents Report

- Mickie Gaskell reminded residents about not interrupting workers while working on the association property as it takes valuable work time away from them, slowing down projects. If a resident has anything that needs to be done, please follow procedure and file a request with Sheila.
- Rich Edwards reminded residents that although Covid prevented the Lakes annual meeting for two years, rules, regulations, all financials, etc. are on the association website, as well as many other documents. If any resident has any questions Sheila is always available to assist them.

Projects

- Rich Edwards presented a list of projects done in 2021, as well as those anticipated for 2022
- Goose roundup was cancelled this year by the DNR to stop the spread of to the (Avian) bird flu population, but the egg/nest destruction would continue as planned.
- The building siding cleaning is continuing this year. The last group of buildings in the three-year cycle will be cleaned this spring.
- Tree trimming will continue to maintain the work done a few years ago to cut back lots of overgrowth.
- Siding repair, raising sidewalks.
- Replaced windows in building ten, \$66,872 and replaced various structurally unsound windows. \$154,359.38
- In the process of repairing and refurbishing the street lights, it was decided it would be better and more cost effective to replace all light toppers instead of repairing and refurbishing them.

Mailboxes

- The board is researching the possibility of replacing the current mailboxes with locking ones. This would require new bases to be built. Rich explained how the box that was on display worked. A community survey received a large number of responses stating that many people wanted something done and were willing to pay some type of assessment for a solution. Larry went over the costs and potential small assessment of \$200 that would help offset costs. Concern was raised from a few residents about having an

assessment. It was explained that our neighborhood has only had three total assessments in the 35-40 years of its existence. Many associations have had many more if not yearly assessments.

- A question was raised about having a large community box vs individual boxes.
- A neighborhood watch was discussed as a way to help prevent crime. We would have to talk to the police department to see how one would work.
- A few residents suggested that people could pay \$80 a year for a PO box at the post office as a solution, as well as using the blue drop box by Harding's.
- The mailbox discussion ended with the board saying that they would take the suggestions from residents and continue to research solutions.

Budget

- Larry Romyak presented the 2021 and 2022 budgets, explaining the reasoning for overages in some categories and underbudget in others. For example, the 2021 tree trimming was over budget, but that was because Covid shutdowns, worker shortages, and backlogs prevented all of it being done in 2020. Snow removal was under budget.
- Insurance was changed to one payment a year for a savings of \$5000.
- We were able to transfer over \$100,000 to the reserve account

Questions

- Larry fielded a few questions on window replacement. He explained the difference between class A and B windows in regard to replacement. He also explained that we were an early association, and that at that time windows were included under association maintenance, whereas newer associations leave the cost of the windows to the individual residents.
- Questions about dues were fielded, such as concern about high dues on the price of condos. Larry then explained the history of the dues, and reserve fund as well as the reserve study which was what lead to the current dues. He also explained that unlike some associations where all residents pay the same, we all pay dues based on a formula which includes square footage. It was then brought up that the condos still sell relatively quickly even with the current dues. Larry then explained all the items that the dues helped pay for that keep the neighborhood looking nice. The board for example brought up what was involved and the expense of fall and spring cleanup which keeps the neighborhood looking good. Larry also explained to the newer residents the history of the association dues, and the increase starting back in 2017.
- A realtor that was present suggested working on some type of disclosure statement at the point of sale to make various items clear to a new purchaser in the neighborhood.
- A resident explained to the other residents that from her experience at another condo neighborhood, our dues aren't unreasonable for all that we get.

Meeting adjourned at 8:55pm