

**Lakes of Woodbridge Association
Board Meeting Minutes – 2022**



June 1

The meeting was called to order 3:30pm

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

Minutes of previous meeting were approved as presented

Financial Report

- Operating cash \$156,000 exceeds accounts payable and prepaid member fees of \$73,000, leaving cash available to spend of \$83,000 coming into our active time of the year.
- Operating spending: Lake chemicals of \$7,590 were paid for the year barring any unusual algae blooms. Sprinkler parts of \$4,914 due to replacement of numerous controller valves that did not come on after this winter shutdown. Other Contractors: \$1,000 or Miscellaneous unit maintenance and Building and Other Maintenance of \$1,380 for mulch applications, structural repair of \$3,977 for a front door replacement and gas line leak. Drywall repair of \$1,595 which leaves us \$4,155 over budget for the year. There is some indication that Chase Covers are beginning to leak and need to be addressed. All other expenses appear to be reasonable for this time of the year.
- Reserve Spending: There was no reserve spending of any consequence in April. However, numerous replacement windows have arrived and been installed, and payment should begin to hit the financials in May & June.
- Dollars to spend on window replacement approved as of 5/31/22 leaves a balance remaining of \$74,816.

Management Report/Old Business

- Sheila presented her report which included phone calls and work orders. Questions or comments were addressed.
- Currently 2 units are for sale on Tartan Circle.
- Realtor Letter update: Sheila will include language on window replacement "HOA is responsible for replacing windows as funds are available."

New Business.

- Tustin's estimate for crack/patch repair is over budget. There is \$7,500.00 budgeted. The Board approved patch repair of \$3,730.00. The balance should go to the crack repair on Woodbridge Lane. If there are funds remaining continue the crack repair on Blackmar Circle.
- Dogs were discussed. There have been complaints of dogs not being on a leash and residents not cleaning up after their pets. The topic of registering pets was discussed. It

was noted that some communities require DNA samples for testing piles not cleaned up in order to levy a fine.

- Rich presented options for the cluster mailboxes. Sheila will have the snow team take a look at locations to make sure there are no issues. This will then go to the Post Office for review.
- Deck Staining-The Boards goal with the new stain was to eventually go out 5 years before having to re-stain. That should be able to start next year. All residents that were supposed to have their deck-stained last year received reminders. The deadline is June 30, 2022 to avoid the \$250 fine. Please contact our management agent when completed to keep our records current.
- The Board approved having the chase caps inspected to prevent leaks and drywall repair. Larry will meet with Joel to review the process.
- Spring Inspection packets were distributed.
- The Board approves the window replacement estimates totaling \$44,000 leaving \$74,816 left in the 2022 window replacement budget.
- The Board approved the estimate from Boyd Shannon to stain the street light posts, parking, street markers, no fishing, etc.

Next meeting was set for **June 23 at 3:30pm**
The meeting was adjourned at 5:40pm

Respectfully submitted,
Sheila Mowry