

## Lakes of Woodbridge Association Board Meeting Minutes – 2022



**June 23**

The meeting was called to order at 3:30pm

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

Minutes were approved as corrected

### **Financial Report**

- \*Operating cash of \$148K against accounts payable and prepaid member fees of \$51K leaving cash available to spend of \$97K.
- \*Operating spending: Expenses for lawn maintenance., flower and shrub trimming are beginning to kick in. Other contractor of \$3698 for numerous, small maintenance jobs. Structures repair of \$2825 for wall leak and related damage. Drywall repair of \$3165, for to date \$16,320 primarily due to roof and chimney leaks and ice dams leaving us \$7320 over budget for the year. All other expenses appear reasonable for this time of year.
- \*Reserve spending: \$52,804 in window repairs was paid out in May with another large part expected in June.
- \*Dollars spent/committed, leaves a balance to spend of \$65,090 in the window replacement category.

### **Management Report/Old Business**

- \*Sheila presented her report which included phone calls and work orders. Questions or comments were addressed.
- \*Waggoner Electric is schedule to replace the street light toppers on June 27 and 28.
- \*Cluster mailbox locations were reviewed and discussed. This has been shared with Portage Post Office. A representative will meet onsite to look at the locations.

### **New Business**

- \*3501 Woodbridge lost 3 pines trees one year due to storm. Resident is requesting 2 Norway Spruce. Resident will pay for one and Association will plant one. Sheila will reach out to Ben at Mulder's for an estimate on 1 Norway Spruce. The Board approves the planting of two Norway Spruce trees. The association will approve planting locations.
- \*Garage carriage lights are becoming faded. Board will discuss this as a future project.
- \*7675 Blackmar Circle, bottom of garage door is rusted out. Board approved Fawley Door replacement estimate of \$1,61.78.
- \*The Board approved the window/slider replacements, items D through I totaling \$40,313.00.

### **Other New Business**

- \* 3621 Woodbridge - Need a plant where ground cover was removed and needs some stone.
- \* 7568 Woodbridge - May look at transplanting two ornamentals.
- \* Joel, JP Builders continues to reach out to brick contractor to meet onsite to look at repairs.
- \* 3739 Tartan - Irrigation not working. There is a pressure issue. Darwin is working to find and repair. Has been manually watering.
- \* 7606 Woodbridge, large bush blocking view. Larry agreed to look at

Next meeting is set for July 21<sup>st</sup>. at 3pm

Meeting was adjourned at 4:51

Respectfully submitted,  
*Barbara Murphy-Sanders*