

Lakes of Woodbridge Board Meeting

May 24, 2023

The meeting was called to order at 3:30pm

Board Members present: Mickie Gaskell, Aimee Glassman, Larry Romyak, Steve Presdorf, Barbara Murphy-Sanders, Sheila Mowry/633 Group, Brian Johnson was not present.

Minutes of previous meeting were approved as distributed.

Window presentation by Cameron and Doug from Blackberry. They were suggesting the two best options would be Kolbe Glasta and/or ProVia Aeris windows. They showed what they believed to be the benefits of their window. The window presentation was approximately 1 hour and 45 minutes.

Financial Report

For the period ending 4/30/23

Cash on hand of \$182K against accounts payable and prepaid member fees of \$82K leaves a balance of \$100K. This amount should be more than adequate to cover summer expense and projects.

Revenue/member fees are tracking to budget with 2 co-owners edging towards step 1 for past due notification.

Operating expenses: annual lawn chemicals and fertilizer @ \$12K occurred along with \$5K worth of spring cleanup expenses. \$4k was spent on sprinkler start up and repair. \$4k was spent on structural repair where brick veneers were separating from the building structure. \$4K in legal consulting was spent in resolving a co-owner dispute. All other expenses were within expected ranges.

Reserve spending of \$42k brings up to date expenditures of \$74k for window installation, with \$119k of windows installed but not yet billed.

There remains approximately \$70K in window replacements that have been approved but not yet installed, leaving an uncommitted balance of \$65k for 2023.

Management Report

Currently there are no condominiums for sale.

The telephone log was accepted as presented.

The Maintenance log was accepted as presented.

Old Business

Asphalt crack fill and repair on Woodbridge is in progress. Tustin's has been out to inspect but have not received information. Steve mentioned that there is a spot, on Tartan Circle that needs to be looked at also.

Aimee talked to one customer at Oak Land Shores, they said they were happy with Brightview Landscape, she will try to visit more people and get their opinions. Larry visited people at Oakland Hills and Whisper Rock. He found that they were neutral on the subject, neither praising nor complaining. At Whisper Road one person said that they were very unresponsive to repairs and anything extra was very expensive.

New Business

There are a couple of security cameras. They did go through the proper Board approval process.

Garage door surround (trim). There is more and more damage being done to the garage door aluminum trim. This is a resident responsibility that needs to be repaired prior to the condominium transferring ownership. It was suggested the Board do an exterior inspection at the time the condominium is listed. Repairs will be noted, and a letter will be sent requiring the items to be done prior to the closing.

The new garage door installed at 3668 Woodbridge Lane needs to be painted to match the others.

Two residents on the driving range have requested a tree be planted to screen golf balls. This will be added to old business for further discussion.

Aimee has suggested removing the landscape between the guest parking on the south end of Tartan Circle and the dumpster pad to add an additional parking spot. Another suggestion was to move the dumpster pad across the street. This would add two additional guest parking spaces. Aimee and Sheila will work on getting information together to present to the Architectural Control Committee.

Resident at 3772 Tartan has asked if they purchased new plants for the front landscape beds would the Association cover removal and planting of new plants? Larry made a motion to approve, motion approved by all attending Board members.

The resident at 7575 Woodbridge Lane has requested 3-4 bushes to be planted in front of the basement windows (golf course side) that are green all year round. The Board approved planting Boxwoods.

Mickie made a motion, and it was approved by all attending Board members, to give Aimee a \$500 credit to purchase landscape plants at the auction if they are available.

Larry explained the decks now have three coats of **Sherwin Williams Superdeck Semi-Transparent in Cider Mill "SW-3512"** stain. The decks will not need to be addressed until 2027. The goal with the new stain was to go out 5 years. However, there may be areas that are seen during the spring inspection. In that case, residents will be mailed a letter and asked to take care of it.

Estimate to replace 8 windows and 1-6' slider was approved at a cost of \$19,846.

Other New Business

The new windows that are being installed are aluminum clad exterior, wood interior. The interior wood comes primed. It is the responsibility of the owner to paint the interior. This provides greater protection for the wood. If a resident does not paint the wood interior and there is damage as a result, the resident is responsible for the cost to repair or replace the window.

Next Meeting is set for June 28th, 3:30 PM

The meeting was adjourned at 6:46 p.m.