

Lakes of Woodbridge Board Meeting  
August 28, 2023

Charley Long addressed the Board on several issues he was concerned about. The Board will get back to him with answers

The meeting was called to order at 3:54pm

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

Minutes of previous meeting were approved as presented.

Financial Report

For the period ending 7/31/23

Cash on hand of \$102K against accounts payable and prepaid member fees of \$67K leaving a balance of \$34K. It should be noted that a second transfer of \$40K from operating to reserve funds occurred and will be held in the reserve account unspent until we feel that it will not be needed for regular operation and then will be allocated to the window replacement project.

Revenue/member fees are tracking to budget with 2 co-owners that have entered the collection process, one of which is in foreclosure and red recovery of unpaid HOA Fees are questionable.

Operating Expenses: Nothing unusual to report in the Lawn & Grounds maintenance areas with expenses tracking normally, however due to our walk around with our arborist, the tree trimming and replacement for 2023 will be larger than budgeted and decisions will need to be made. Summer sprinkler repair rages on, with only \$5800. Remaining in the budget for 2023. The summer water bill of \$13,800 was quite large and may cause a budget overage by year end. Once again, we find that green is an expensive color. All other operating expenses were normal and ordinary.

Reserve spending: Initial fees from unit resales appear to be funding behind expectation. As a result, of slowing sales due to units available and increasing mortgage interest rates. \$30,700 was spent for the purchase of the new mailbox systems which are currently being manufactured and expected to be delivered mid-September.

There is a resident significantly behind in HOA fees. The Association will be placing a lien on the property and filing a small claims notice.

## Management Report

There are two properties for sale, one on Tartan Circle and one on Vernard Drive.

The telephone log was reviewed, and questions answered.

The new owner of 3734 Tartan Circle requested approval for new carpet padding. The Board requires "QuietWalk" padding be used.

Maintenance Log questions were addressed and answered. Joel will be provided the list one week prior to the meeting and so it can be updated prior to the meeting.

## Old Business

Tartan Circle guest parking is tabled for now.

Cluster Locking Mailboxes are tentatively scheduled for delivery in mid-September. They will be stored in Joel's barn until installation.

## New Business

Joel is qualified to install Pella Windows; you do not need to be certified.

Any homeowner wishing to replace an association responsibility item is required to receive Board approval of the product and contractor prior to any work being done.

Window Estimates from Joel: # 9 & 11 will be replaced by Blackberry Systems with Kolbe windows and supervised by Joel. Sheila will contact BlackBerry. #'s 2, 4, 5, 6, & 7 were approved and #'s 3, 8 & 10 are on hold.

Rick will meet with Steve May to better understand what the gutter/downspout cleaning estimate covers.

Aimee will do a property inspection of the two units currently listed for sale and putting together a list of co-owner items that need to be taken care of prior to the sale.

The Landscaping Committee went around with Shawn from Roots and understood what they do and how it affects their planning. They will mark the trees and bushes noted on the walk around. The landscaping committee will also decide where to plant the ornamental grasses they bought. Mulder's Landscape will provide an estimate on the priority list for this year.

The next meeting will be on September 25<sup>th</sup>. At 3:30pm

The meeting was adjourned at 5:25pm

Minutes respectfully submitted,  
Barbara Murphy-Sanders