

LAKES WOODBRIDE BOARD MEETING

September 25, 2023

Meeting was called to order at 3:33PM

Board Members Present: Aimee Glassman, Rick Bosse, Barbara Murphy-Sanders, Larry Romyak, Steve Presdorf, Brian Johnson, and Sheila Mowry/633 Group. Vickie Sabin was present from the Landscaping Committee.

Minutes of previous meeting were approved as presented.

Financial Report:

1. For the period ending 8/31/23
2. Cash on hand of \$102K against accounts payable and prepaid member fees of \$74K leaving a balance of \$28K taking us into fall cleanup, Tree and scrubs trimming and plant replacements.
3. Reserve/member fees are tracking to budget with all significant past dues either paid or to be collected upon sale.
4. Operating expenses: Nothing unusual to report in the lawn & grounds maintenance areas, with landscape replacement and tree trimming have been received, reviewed, and revised by the Landscape Committee. Even with revisions it appears that we will exceed budget for 2023. Sprinkler repairs are expected to exceed budget with only \$2900 remaining for the year and projected expenses of 5-8K thru year end. Structural repairs of \$4600 for drain repairs on tartan and Vactor Truck clean out on Woodbridge are expected to drive this expense over budget also. All other expenses continue to track at a normal pace.
5. Reserve Spending: Initial fees from Unit resale continue to run behind expectations. Mailboxes have been received and installations is expected to begin in the next couple of weeks. All 2023 window replacement funds have been committed. Replacement requests will continue to be processed, however no orders for replacement windows will be placed until fiscal 2024.

Management Report:

Report accepted with questions answered.

Old Business:

1. Extra guest parking on Tartan Circle is tabled until next year and will be revisited then.
2. Sheila will provide a picture of what the Mailboxes will look like. Mailboxes will all be on one side per the post office for routing purposes. The steps will be taken in this order to install new boxes; (1) Miss Dig to mark utility locations, (2) dig out earth for concrete bases, (3) concrete to cure for 24hrs before mailboxes can be installed.

New Business:

1. A volunteer waiver was signed by all Board Members. This will be required for all volunteers.
2. Rick met with Steve May on gutter/downspout cleanout. This will not occur until the leaves have fallen. Rick will talk to Steve on an estimate for bubbler flushing.
3. Resident, requested Board approval to have Roots remove and grind the stump of a small existing dying pine tree. Resident will purchase a new pine from Mulder Landscaping. The Association will cover the cost of planting. This was approved by the Board. The Board also approved the revised Mulders estimate for the removal and replacement of landscaping in various locations.
4. Sheila will get estimate from Blackberry for 2 master bedroom Kolbe windows at 3647 Tartan
5. Window replacement inspections, 5 through 8 were approved for Pella Windows. No new windows will be ordered until 2024.
6. Projects for next year. Sheila will contact Tustin's for an estimate to fill in the gap between the driveway and garage floor only. Rick will talk to Steve May in regard to removing moss from the shingles.

Next meeting will be October 23, 2023, at 3:30pm

Meeting adjourned at 5:17pm