

LAKES OF WOODBRIDGE ASSOCIATION
BOARD MEETING MINUTES: JUNE 19, 2024

The meeting was called to order at 9:00AM by Aimee

Board Members Present: Rick Bosse, Aimee Glassman, Brian Johnson, Barbara Murphy-Sanders, Steve Presdorf, Larry Romyak, and Sheila Mowry/633 Group

Minutes were approved as presented.

Financial Report for period ending 5-31-24

Cash on hand of \$119K against accounts payable and prepaid member fees of \$61K leaving a balance of \$58K for the coming summer expenditures

Member fees of \$76K for the month are tracking to budget with one co-owner in the first phase of the standard collection process.

Operating expenses: Summer grounds expenses are starting to hit the financial statement with nothing extraordinary to report. Sprinkler repair and startup cost of \$5,452. is a large amount by normal course for this time of year. Other contractors and 633 Bldg. maintenance was inconsequential but is expected to pick up as we get into the summer repair season. Roof repairs continue to chug along with 70% of the annual budget allocation spent year to date. This will need some watching. Utilities and management expenses are as expected and the monthly transfer of \$31,600 to the reserve account occurred as scheduled.

Reserve account: In addition to the standard funds transfer, initial fees for May of \$596. Pushes us past 75% of our expected annual expected revenue. Window still remain on order with a few deliveries trickling in, but no installs or payments occurred since the last report and dollars to spend remains at \$140K

Approved by all attending board members.

Management Report/Old Business

Condominiums currently listed were noted. A question was posed about a co-owner buying a larger condo in the association. Brian made a motion to only pay the difference when moving within the community but not when moving down. Approved by all attending board members. It will be put on the policy sheet.

Telephone log: Questions answered.

Maintenance log: The questions were asked why things on the log are not getting done in a timely manner. Sheila has spoken to Joel about the issue. Brian mentioned he knew someone with the appropriate skills who is not currently employed. He will ask if he is interested and would he prefer to be an independent contractor or work under Joel. Sheila will give Joel, Brian's phone number.

Old Business – There is currently no old business.

New Business

A resident on Tartan requested the berm behind her condominium be repaired. Sheila will contact Mulder Landscaping for an estimate.

A resident requested permission to plant a Butterfly Garden, the Board approved with stipulations about the sign. The request to install a Little Library was denied.

The ornamental tree donated by former resident; Karen Kott was approved. The planting location to be in the common area, west of 3740 Woodbridge Lane.

Landscape Committee: From the walk around report the Landscape committee has addressed the issue of weeds with every Tuesday they will work on removing weeds. Rocks have already been added, and reseeding bare spots in the grasses is being addressed.

We are waiting for an estimate on the removal of ivy from Ben from Mulders. We feel ivy removal will be the largest expense then we will prioritize the rest of the requests.

We will request that the trees at 3666 Tartan be removed.

Rick is moving forward with the drain project and power washing.

A resident on Tartan would like a gutter installed on her condominium. She needs to send in a request to the board.

Sheila will set up a meeting with a 633 Group team member and Larry to review the skimmer operation.

Next meeting is set for Wednesday July 24th at 9:00am

The meeting was adjourned at 10:30am

Respectfully submitted,

Barbara Murphy-Sanders