

LAKE OF WOODBRIDGE ASSOCIATION Annual
BOARD MEETING MINUTES. April 21th, 2025

The meeting was called to order at 7:02 pm

Board Members Present: Sheila Mowry/633 Group. Aimee Glassman (President), Larry Romyak (Treasurer), Brian Johnson (Director), Stephen Presdorf (Secretary), Barbara Murphy Sanders (Landscape Committee), Rick Bosse (Director) absent.

Minutes from the last annual meeting were approved as presented.

President's Report: State of the Lakes

Windows: continue to use Blackberry for windows and sliders whether Colby or Pella. 633 group is no longer doing the Lakes ground maintenance.

Grounds Maintenance: S&T is the new ground maintenance group. They also handle snow removal.

Gutters: A resolution was passed last July to give residents who have basements a year to put gutters on their units. This was done in an effort to stop the majority of the water that's been damaging condo's.

Internet: ATT put fiber in the Lakes and many of the residents are enjoying fast reliable internet now.

Roof: Roofing was replaced after the May 7th tornado caused hail damage. The roofing company was able to in three months replace the roofs on 45 buildings for a total of 186 units. Insurance covered the 2 million + dollar cost minus deductible.

Activities: Happy Hour, everyone who attended enjoyed it last year. Plans are to have it twice a month starting in May in the vicinity of Woodbridge, and Moor's Point. More details to follow. Vicky was asked if she was hosting the neighborhood music gathering again this year. Her response was yes, details to follow.

Roofing Funds: The \$400,000 existing reserve in roofing funds were used to pay for the roof insurance deductible and service fee. Some of the roofing funds were used to pay off the mailboxes and balance the budget.

Projects this year: The board will quote out lawn and snow service after S & T contract ends. Also use roofing funds in reserve to repair and resurface roads in the lakes, as well as replacing the carriage lights.

Question of Resident: Who takes care of the sprinklers now? S & T took sprinklers over. Another resident brought up that ATT hasn't buried all the cables yet and questioned how badly the sprinkler system may have been damaged by the fiber cable installation. Larry Romyak suggested that we need to move up the timeline for prepping the sprinkler system for the season to see what if any damage has been done, since all ATT installs were done after the sprinklers were shut down for the season.

Election: The minimum quorum was met for an election. There were 60 ballots which is more than the 56 minimum needed for an election.

Landscape Report

The landscape committee, Barb, Rick, and Vicky are working with Ben Mulder. They will soon have a plan for this year's landscaping needs using Ben's recommendations, as well as those of residents. Ben is giving the association the best discounts he can find. Fertilizing is done by Lawn Doctor and not S & T. One resident informed the meeting attendees that Lawn Doctor told her that the grass was safe for dogs to walk on two hours after the application of fertilizer.

One resident made a comment about helping the neighborhood look better by helping out and picking up sticks and stones if you see any. Another resident commented that the roofing company left a magnet tool by her unit, and the association should contact them and let them know.

Financial Report

Larry Romyak did a recap of December 2024 financial statements and discussed the 2025 budget.

Questions

Is Joel still repairing things around the neighborhood? The residents were informed that though Joel is still repairing things, he's also in the process of retiring, and that the board has expanded to using a few other people to do repairs. Finding someone who does only small dollar repairs is difficult as most contractors want big dollar jobs that take time to complete.

Another question was about holes in a resident's garage floor, and who was responsible for repairs, association or resident. The resident was asked to call Sheila so that the process could be started to do inspections, and determine next steps.

Further Points of Interest

Larry Romyak announced that this would be his last year as treasurer, and that he would not be running again, and the need to find someone interested that he could work along side before he leaves to help the new person ease into the position.

Amiee announced that the board was looking into three different quotes to have the roads resurfaced, holes, and cracks fixed as well as having the garage aprons in many driveways redone. A resident mentioned how bad the north Moorsbridge to Woodbridge intersection has become.

Amiee informed the attendees that the board was going to be looking at different carriage light options. Something that would be user and maintenance friendly to the association and the residents. A question was asked as to if we could look into photo sensitive lights that would automatically turn on and off at dusk and dawn.

The meeting attendees were informed that there were plans in the works to get group discounts on resident maintenance items similar to what was done previously with the dryer vent cleaning. One priority item was relocating bathroom ceiling fan ductwork so that it no longer vents into the attic. Residents were asked to think of other maintenance items that could possibly get group discounts in the future.

One resident brought up having trouble finding a company who would clean furnace ductwork on a lower-level manor unit with the duct work in the cement slab.

A few residents brought up the fact that the shoreline along the upper pond between Tartan and Woodbridge Ln is falling in and needs attention. The residents were informed that the board was recently made aware of the issue and was looking into how to proceed with repairs.

Sheila released the results of the election. Amiee Glassman, Rick Boss, and Brian Johnson were re-elected for a two-year term.

Meeting adjourned at 8:09 pm.

Minutes submitted by Stephen Presdorf