

LAKE OF WOODBRIDGE ASSOCIATION  
BOARD MEETING MINUTES. May 28th 16<sup>th</sup>, 2025

The meeting was called to order at 3:30pm

Board Members Present: Sheila Mowry/633 Group. Aimee Glassman, Larry Romyak, Stephen Presdorf, Rick Bosse, Brian Johnson, Barbara Murphy Sanders (landscaping) and Anita Grivins.

The board welcomed Anita Grivins who has spent time as a CFO and CPA. Anita is shadowing Larry Romyak in an effort to become familiar with the association budgeting and finances to eventually take over as treasurer as Larry Romyak will not be running for an additional term.

Minutes from the last meeting were approved as presented

**Financial Report for period ending 4/30/25**

Cash on hand \$133k against Accounts Payable and Pre Paid Member Fees of \$60k leaving a balance of \$73k going into the Spring Cleanup and planting/project season.

Member Fees of \$74k are tracking to budget with 1 co-owner, 2 months outstanding. Collection letters are in process.

Operating Expenses: Nothing extraordinary was spent with the Following Exceptions Other Contractors of \$7540 spent for clogged downspouts and spring gutter cleaning, soffit repair and chimney cap repair. Building and Other Maintenance of \$1515 for mulching and miscellaneous grounds maintenance issues.

Reserve Account: The standard monthly transfer of \$27,900 occurred according to schedule with Dividend Income of \$1558 and Initial Fees of \$3724 being credited to the Account. Approved Window Replacement changes of \$13,273 were posted against the account.

April 2025 Window Dollars to Spend

2024 Actual Carryover	\$226,663
2025 Reserve Budget Allocation	<u>\$217,300</u>
2025 Windows Spent through 4/30/25	\$ 118,070
JP Builders/Pella Committed	\$ 8,122

Blackberry Committed  
Through 4/30/25

\$79,339

Funds Available

\$238,432

## **Management Report**

Sheila presented her report which included phone calls and work orders. After review, questions and comments were addressed. Replacing a dead tree, switching to a different style of gutter guard for certain situations, and JP Builders starting the install of sliders next week were discussed. Also discussed was changing the company/person doing the rim joist repair on a condo, as well as how the Master Deed/board policies determine who, (resident, or association) is responsible to pay for water damage.

Currently there are two condos listed for sale, and one condo sold.

## **Old Business**

### **New Business**

The board approved the \$20,365 expense for replacing Class A windows items 6,7, and 8 on meeting agenda. Items 2,4, and 5 are Class B and will be going on the "Class B" list. At the upcoming September meeting, the board will review money available and see if we can start replacing the oldest Class B windows on the list first.

\$21,601 has been spent of the \$35,000 landscaping budget. The board approved the reimbursement of \$1550 to Big Bear Auctions for landscaping purchases made for the community.

A resident voiced concern about the fountains still not working. We are currently consolidating all of the expenses from the AT&T fiber install damage. This list will then, if necessary, be turned over to the attorney.

The lake skimmers on the upper pond need some repair, and now that 633 group isn't available to clean them out morning and evening especially after mowing day, we need to see about having S&T start cleaning them out so that the skimmers don't get clogged.

The board will be working on an announcement to the community in regards to the Asphalt work being done this summer. Infrared patches, repairing driveway aprons, and where the sidewalk meets the driveway are part of the project, as well as seal coating the streets and driveways. Work on the driveways begins June 24<sup>th</sup>. Residents will be instructed as to when the work on their driveway and street will occur, and where to park while the work is being completed. To keep the process moving along, mowing will be skipped the week of June 30<sup>th</sup> to prevent losing time due to having to clean up the grounds before continuing

with the project. The seal coating must be allowed to dry for 24 hours before being driven on, the residents will be informed about the drying time required. There will be a general meeting for the residents similar to the roof meeting a year ago. The meeting will be June 4<sup>th</sup> at 6pm at Moors Point End. Information will be emailed within the week, as well as put in the June Newsletter.

Rick Bosse showed the board a sample of new Carriage Light that he proposed, which the board then approved. He will be getting a quote from Menards.

Color samples for the front doors and garage doors were looked at in an effort to make the buildings more uniform. Board members considered various color schemes, such as the doors being the same color as the building siding, or possibly a little darker or lighter. More will be discussed at the next meeting.

The Tornado Relief Grant received from the city of Portage, totaled \$21,950. The cost from Juan's Tree Service for trees already removed due to the recent storm, and some that are needing to be removed due to the same storm is \$14,500. It was decided to put the funds from the grant into the Tree Trimming Budget to offset this tree work.

One resident requested temporary use of guest parking, since their unit was under renovation and the work trucks needed to be in the driveway during the day to complete the work. Temporary permission was granted.

The one-year time frame for having residents with basements to put gutters on their condo is coming up in July. A reminder will be sent to that effect.

A question was brought up about the portable generators residents used after the last storm power outage in regards to the high density of condo's in the neighborhood.

Meeting adjourned at 5:00 pm.

Next meeting 6/23/25 3:30pm. Minutes submitted by Stephen Presdorf