

LAKE OF WOODBRIDGE ASSOCIATION
BOARD MEETING MINUTES. June 23rd, 2025

The meeting was called to order at 3:34pm

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

Minutes were approved as presented

Financial Report for period ending 5/31/25

Cash on hand \$163k against Accounts Payable and Pre-Paid Member Fees of \$76k leaving a balance of \$87k going into the Summer and Project Season.

Member Fees of \$74k are tracking to budget with no co owners past due.

Operating Expenses: Lawn, Flower Care, and Weeding \$14k has started to kick in for the summer. Outside Contracts \$5k for gutter cleaning, and reinstall of gutter guards, chimney caps and siding as a result of high winds. Garage door repair of \$1716 for 2 doors with ageing springs & cables. Utilities were at an expected level and the Monthly Transfer of \$27,900 to the Reserve Account occurred as scheduled. All other Expenses were minor in nature.

Reserve Account: In addition to the standard monthly transfer, \$1652 of Dividend Income was credited to the account along with a grant of \$21,950 for Tornado Damage. Landscape Repair and Replacement of \$1550 has begun. New Coach lites were purchased for \$31,800 and Window Replacement charges of \$30,679 were posted against the account.

May 2025 Window Dollars to Spend

2024 Actual Carryover	\$226,663
2025 Reserve Budget Allocation	<u>\$217,300</u>
2025 Windows Spent through 6/10/25	\$ 171,354
JP Builders/Pella Committed	\$ 5,573
Blackberry Committed Through 4/30/25	<u>\$63,752</u>
Funds Available	\$203,284

Management Report

Sheila presented her report which included phone calls and work orders. After review, questions and comments were addressed. During the list of work orders it was mentioned that there would be a 2.5% price increase on the Kolbe windows starting July 7th. It was decided to have BlackBerry look at the Class B windows which have been on the Class B list the longest to see if they are now class A. This way we can get the orders in before the price increase. The total dollar amount would be limited to \$50,000.

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

Old Business

New Business

To help with parking on the south side of Tartan, the board approved setting \$12,000 aside from the asphalt account line to add an additional visitor parking space. This would include the asphalt, and required landscaping. Possibly adding an additional dumpster at that location, or a single larger dumpster will be included at that location once Sheila investigates with the trash company our options and prices.

The street drain at the intersection of Vernard and Woodbridge Lane isn't draining effectively. The board will be looking into possible solutions to the issue.

Landscaping: The committee is looking to add mulch under the trees on Tartan and Moorsbridge. The committee received a quote of \$3000 to trim the Ornamental trees this fall.

One unit is getting hit by golf balls and is getting several damaged areas on its siding. The resident is asking for trees to help block the golf balls. It was determined that trees won't solve the problem, and may cause other residents to complain about the loss of their view out back. It's suspected that some of the damage might be from the mowers hitting the balls in the yard and flinging them into the condo. It was recommended that we notify S&T to check the yard for golf balls before mowing to prevent some of the damage.

Street light post and signs are needing replacement. The board will look into the price of switching the signs and posts from wood to metal as they need replacement.

The board discussed having a company come and set baits for ants.

The recently planted trees will need to be staked for more support. The appropriate person will be contacted.

Lawn Tropics is now handling the Lakes lawn irrigation. The company is coming along repairing the damage from the ATT fiber install. The lawyer for the Lakes is composing a letter to ATT, requesting \$16,330 in reimbursement for damages to the irrigation system.

The landscape committee presented a three year plan to update the landscape in the back of the condos. The committee will be going around the neighborhood to get an idea of what landscaping updates are needed. The committee also resented redoing the entrance at Moorsbridge and Woodbridge. The sign, and bridge railings would be replaced, as well as updating the surrounding landscaping.

The common elements document will be updated in regard to gutters. At the time of sale, the potential purchaser will be made aware of the rule in regard to basement water damage. The statement will inform the potential purchaser that association will not be responsible for repairing the water damage in the basements of TownHome units unless there are gutters installed on the entire unit.

Sheila Mowry will be retiring at the end of the year. The board was also informed that 633 Group will no longer be managing the seven associations in the community, and will only be involved in managing commercial real-estate. The board will need to start the process of finding a new management company.

Meeting adjourned at 4:43 pm.

Next meeting 7/21/25 1:00pm. Minutes submitted by Stephen Presdorf