

LAKE OF WOODBRIDGE ASSOCIATION
BOARD MEETING MINUTES. July 21st, 2025

The meeting was called to order at 1:00pm

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

A co-owner of the Lakes came and briefly spoke to the board about some concerns.

Minutes were approved as presented

Financial Report for period ending 6/30/25

Cash on hand \$136k against Accounts Payable and Pre-Paid Member Fees of \$52k leaving a balance of \$84k for Summer Maintenance Projects.

Member Fees of \$74k are tracking to budget with no co-owners requiring special collection procedures.

Operating Expenses: Lawn, Flower Care, and Weeding are tracking to budget. Spring shrub trimming has occurred and been paid for (\$10k). Spring lawn chemicals have been applied and paid for (\$4k). Other contractors of \$3200 for various sidewalk, gutter and drain repairs. Utilities are running less than expected due to the irrigation system not functioning due to the damage incurred with the installation of the AT&T cable system. 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, \$1484 of Dividend Income and \$2935 of Initial Fees were credited to the account. \$19,000 of storm damage and repairs were paid. \$26k in Landscape Repair and Replacement occurred along with \$7k in Coachlite installation expenses. \$20k in window replacements were completed and minor garage door and street light repairs of \$2600 were taken care of.

June 2025 Window Dollars to Spend

2024 Actual Carryover	\$226,663
2025 Reserve Budget Allocation	<u>\$217,300</u>
2025 Windows Spent through 7/2/25	\$ 200,354
JP Builders/Pella Committed	\$ 5,573

Blackberry Committed \$22,240
Through 5/28/25

Funds Available \$215,796

Management Report

Sheila presented her report which included phone calls and work orders. After review, questions and comments were addressed. Repairs to 7686 Vernard will start soon.

Currently there is one condo listed for sale, and none sold.

Old Business

Updates in regards to a previously repaired condo were discussed.

New Business

A question arose about replacing doorbell transformers, after some discussion and history on what is considered co-owner responsibility, vs association responsibility, it was determined that the transformer is a co-owner responsibility.

The board discussed front door replacement and determined that a resident must have the same style door, installed as was previously installed, unless the board gives approval for a change, such as if a resident wanted to go from a solid front door to a 9 lite door.

Windows classified as class “A” from the items listed (3-13) on the agenda, plus a recently included new list of class “A” windows were approved for replacement for a total of \$83,746.

It was recommended to a co-owner who raised a concern about ice landing on their deck, to install gutters to help alleviate the issue. which is a resident responsibility.

A letter is being sent to an upper Manor co-owner as to the estimate in repairs that they will be responsible for in regard to damaging siding and the lower-level patio with stain when the co-owner stained their deck. The damage must be corrected within 30 days and inspected by the association upon completion of the work.

August 6th & 7th, will mark the completion of landscaping for this year. The remaining \$4,500 in the budget will be moved to next year’s projects. Currently the landscape committee is compiling a spreadsheet of projects completed, and projects that will be done in the next

three years. The Lakes sprinkler system will be checked to see if all the zones are working. The Woodbridge "Bridge" repair will be budgeted for next year.

The wooden light poles are needing replacement. The replacement light poles will be black metal, with the existing lights being attached. A motion was approved to replace the currently broken pole with a metal one, and replace the other poles as needed or as budget allows.

A meeting is set up to get a quote with S & T to re-due and strip the guest parking.

A resident concern with the pond liner on the middle pond was addressed. The liner has become exposed and needs rocks placed back on top of it.

Now that it has been a year since the gutter resolution, board members were given areas of the neighborhood to check for co-owner compliance in installing gutters over Townhome units with basements.

AT&T responded to the fiber install damage to the association irrigation system. The association must file a claim to start the process. Unfortunately, a claim must be filed for each unit/area instead of one claim for the entire Lakes neighborhood.

The board is in need of a solution for the skimmer setup collecting grass at the end of the upper pond. JLM is coming up with a proposal to reduce the maintenance and costs of the current system. The board made and accepted a resolution to proceed with the plan as long as it doesn't exceed \$2,500.

Property Management update: RFQ quotes will be gone over to decide on a management company replacement.

A motion was approved to stay with S & T lawn services for 2026 after requesting quotes from three companies. Of the two that responded the price difference was minimal, so the decision to stay with S & T was made since the association has already had experience with their quality of work.

The association is working on bringing in an expert to help with paint color choices for garage doors, doors, and trim going forward, since the current colors we use are no longer available and incredibly difficult to match.

Mulders will be coming to refurbish the front yards of units this August.

Meeting adjourned at 2:24 pm.

Next meeting 8/25/25 3:30pm. Minutes submitted by Stephen Presdorf