

LAKE OF WOODBRIDGE ASSOCIATION
BOARD MEETING MINUTES. August 25th, 2025

The meeting was called to order at 3:31pm

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 7/31/25

Cash on hand \$163k against Accounts Payable and Pre-Paid Member Fees of \$86k leaving a balance of \$76k for the completion of Summer Maintenance Projects should be more than adequate.

Member Fees of \$74k are tracking to budget with one Co Owner that has entered the standard collection process and two other that are on our watch list.

Operating Expenses: Lawn, Flower Care, and Weeding are still tracking to budget. Spring shrub trimming has occurred and been paid for (\$10k). Sprinkler repair of \$8k that are not related to the AT&T mess are beginning to hit the Income Statement. Other contractors of \$6700 cover numerous maint, gutter, downspout and exterior water damage issues. Structural Repairs of \$950 for a rotted Rim Joist that needed addressed. Garage Door Repair of \$1772 for track, rollers & springs on 3 units. Utilities are tracking in a reasonable manner. All other expenditures were minor in nature. The Monthly Transfer of \$27,900 occurred as scheduled.

Reserve Account: In addition to the standard monthly transfer, \$1465 of Dividend Income was credited to the account. Asphalt repair of \$37,920 was well under the \$100k originally budgeted. Pond Skimmer upgrade of \$2164 was unplanned for as was a \$2717 front door replacement. Landscape plant replacement of \$5770 still leaves us \$2k under budget for the year. The building Coachlight project @ \$47k appears to be \$13k under budget but an unplanned steel lite replacement due to a car mowing down a pole cost us \$1826. \$51k of windows replacements were completed and paid for. We presently have \$106k of windows on order leaving us with \$130k to spend. There are \$47k of class A windows that have been inspected that will be approved at today's HOA meeting leaving us \$83 to spend through year end.

July 2025 Window Dollars to Spend

2024 Actual Carryover	\$226,663
2025 Reserve Budget Allocation	<u>\$217,300</u>

2025 Windows Spent through 8/9/25	\$ 230,192
Less Dep & Down Payments	\$ 21,567
Blackberry Committed Through 7/21/25	<u>\$105,821</u>
Funds Available	\$128,517

Management Report

Sheila presented her report which included phone calls and work orders. After review, questions and comments were addressed. One reordered slider still needs to be installed related invoices held until installation is complete.

Currently 3 condo's for sale.

New Business

\$47,035 in class A windows and doors in items 1-9 on the agenda were approved to move forward.

Landscape: All landscape is completed for the season \$5000 under budget. \$5000 is being held for next season in removing ivy and a pine tree. The committee also informed the rest of the board that they were working on a three year landscape budget. 7680 Moores Point Way's irrigation is not working. Will be getting an estimate to treat grubbs in the yards, and estimates for power washing sidewalks next spring. Street lights, and new signs are in process for pricing.

The board accepted a \$3350 quote to automate the lake levels. Currently it requires various people to monitor water levels and then decide which well's to turn on to fill the lakes. Also if the lakes get low the circulator that keeps the upper pond clean can't function properly.

The board was presented with two different options in regards to the fountains, and powering them on and off. One would include new timers with four day battery backup, the other would be dawn to dusk timers. The current timers are very cumbersome to have to reset after a power outage. Once selected one of the presented options will be budgeted for next year.

The visiter parking area on Tartan will be expanded to help with adding an additional dumpster. Currently there are more dumpsters per unit on Woodbridge, than on Tartan.

The dumpster shortage is causing frequent overflows of trash in the dumpster area. One additional parking spot, new retaining wall, as well as new bushes to hide the dumpster will be included. After getting bids from Lawn Tropics, S&T, and Molnar Construction. The board decided to use Lawn Tropics for the work. \$18,000 of unused road fund money will be used to fund the additional dumpster, and renovation of the dumpster area, and add the parking spot on Tartan. The work is to be done this year.

After repairing the irrigation damage from AT&T it was discovered that \$10,000 of the work was due to AT&T, and \$6000 was due to non AT&T wear and tear and damage. AT&T is sending a \$10,000 to cover the damage that the fiber install caused.

Meeting adjourned at 4:48 pm.

Next meeting 9/22/25 3:30pm. Minutes submitted by Stephen Presdorf