

LAKE OF WOODBRIDGE ASSOCIATION  
BOARD MEETING MINUTES. September 22th, 2025

The meeting was called to order at 3:29pm

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

Minutes were approved as presented

**Financial Report for period ending 8/31/25**

Cash on hand \$161k against Accounts Payable and Pre-Paid Member Fees of \$82k leaving a balance of \$79k taking us into fall project completion and cleanup and should be more than adequate.

Member Fees of \$74k are tracking to budget with one Co-Owner in the standard collection process.

Operating Expenses: Lawn, Flower Care, and Weeding are still tracking to budget. Shrub trimming has \$14k to spend and we are in process as we speak. Fall Tree Trimming has not yet begun. Sprinkler Repair with \$19k remaining should be adequate for 2025. Other Contractors at \$3426 for general maintenance and repair with a balance of \$16k for the remainder of the year. Structural Repair of \$10,600 represents the dry rot repair and rebuilding of the slider framing of 3736/38 Tartan. Garage Door Repair of \$1286 cover spring replacement at 2 locations. Utilities continue to track at a reasonable rate. All other Expenditures were minor in nature.

Reserve Account: In addition to the standard monthly transfer, of \$27,900, \$1330 of Dividend income was credited to the Account. Landscape plant replacement of \$3262 leaves us \$1358 over budget for the year. \$2874 of Painting hit the books with additional charges expected over the next couple of months. \$30k of Window Replacement were completed and paid for. We presently have \$130k of Windows on Order leaving us with \$65k to Spend in 2025. There are \$27k of Class A windows that have been inspected and will be approved at today's HOA meeting leaving us with \$38k to spend through year end.

August 2025 Window Dollars to Spend

2024 Actual Carryover	\$226,663
2025 Reserve Budget Allocation	<u>\$217,300</u>
2025 Windows Spent through 9/9/25	\$ 255,700
Less Dep & Down Payments	\$ 11,550

Blackberry Committed	<u>\$134,781</u>
Through 8/25/25	

Funds Available	\$ 65,032
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## **Management Report**

Sheila presented her report which included phone calls and work orders. After review, questions and comments such as needing to trim a bush and grass seed in a bare area were addressed.

Currently 2 condo's are for sale, and 3 sold.

## **New Business**

\$26,609 of class A windows on the agenda were approved to be replaced by Blackberry.

The contract for Magnuson Handyman Services was reviewed and after some discussion and some clarifications on the \$150 service fee and \$125 hourly rate beyond the first hour of work, the board members present unanimously agreed to sign the contract. Magnuson will be taking on some of the various repair jobs around the Lakes of Woodbridge as needed.

S & T Lawn Services contract was discussed for the upcoming year. The rates were the same as this year with the exception of a \$5 increase per hour in weeding, and a \$10 an hour increase in shoveling. The board members present unanimously agreed to renew the contract with the small pricing increases for 2026.

**Landscape:** The board would like to thank the volunteers who helped with the landscaping projects. 2025 projects are now complete for the season, and any left-over projects for 2025 will be on the docket for 2026. The committee is currently waiting for Mulders to quotes so that they can put the 2026 budget and plan together. The south entrance to Woodbridge Ln by the bridge will be its own budget item. The committee is making a three-year plan spending approximately \$10,000 a year to revitalize the association landscaping.

There has been \$250,000 spent on windows this year

The board has gotten a proposal for \$23,000 of new poles. Structural black poles that are composite. They will be installed and put up with the existing signs, and where needed new signs will be ordered.

Lawn Tropics will creating an extra parking spot on Tartan. During the short time the project will go on, the dumpsters will be temporarily moved down the street toward the curve in Tartan where there is already a cement pad for dumpsters, to give the workers space to work.

Due to the condition of Tartan Cir. The board is looking at a proposal to re surface the street in the next few years, for approximately \$91,490.

The board is still looking into automating the fountain timers with a more reliable system. The options are a battery-operated timer, or dawn to dusk sensors.

The board hopes to have next year's budget planned out sometime in October. The board will be looking at operating expenses to see what as well as other needs to see what if any increase will be necessary for 2026.

The new lake leveling system has been installed and tested. This will automate the filling of the lakes, negating the need for someone to have to go around and turn on and off the water.

There will be no payment books printed for the upcoming year. The new management company doesn't use them, and it will save the association some money. Residents will be informed by letter what their dues will be for 2026. Since the association is keeping its' existing bank account, residents can simply adjust their existing bill payer service, or sign up for electronic debit payments to Berkshire. You will be able to create an account in Property Ware, where you can keep track of your dues. You will start receiving info on the change of management sometime in November.

October 8<sup>th</sup> the board will meet with Berkshire to start the process of the transition and expectations etc.

September 29<sup>th</sup>, and October 6<sup>th</sup>, at 3:30pm the board will have special budget meetings to start putting the priorities, needs, and wants, into the budget.

Meeting was adjourned at 4:39pm

Next meeting 10/27/25 3:30pm. Minutes submitted by Stephen Presdorf