

Meeting Notes 03/21/19

Called to Order 6:30pm

In attendance: Pam, Debi, Galia, Deann

Absent: None

Debi Anderson, acting President, expressed the Board's sorrow upon Ned Reid's passing away and mentioned some of his contributions to the Woodlake community. He will be sorely missed.

Resident's Comments:

1. Unit #14 – snake sighted.
2. Unit #67 – received anonymous note tacked to unit door complaining about second car parking in guest spot. Board reiterated that "guest"/"unmarked" parking spots are for use of Woodlake residents and guests. Unit owner advised to ignore note.
3. Parking space numbers are worn.
4. Unit #96 Kerry will follow up with Chili to complete work started.
5. Unit #93 has soffit damage and will send pictures of the damage to Kerry.
6. Compliment to Kerry that the landscaping has seen a noticeable improvement.

Management Report:

1. Unit #114 - delinquency has been written off.
2. The slip and fall claim has been sent to the Board for review.
3. All delinquencies are in collections.
4. O'Neill's has completed the tree trimming project.
5. A meeting has been arranged with Kerry and the Fire Marshal for Monday, 3/25/19 to walk the property. Fire extinguishers and required signs will be discussed and noted.

President's Reports: None

Director's Report

Debi Anderson:

1. For Sale:
 - Unit #134 for sale: 3 bed 2 bath, 1450 sq. ft. listed for \$138,000.

Old Business:

1. Clubhouse use and rules:
 - a. Pictures to be taken before and after event.
 - b. Refundable deposit to be raised to \$250. Non-refundable fee of \$50 to remain the same. Kerry requested the Board to review the form and approve changes.

New Business:

1. Kerry to get quotes to replace/repair all Woodlake units' fences and to include wood and vinyl materials.
2. ARCs:
 - a. Lengthy discussion on unit #93's request to update in front of fence common area.
 - b. Unit #42 mulch request approved.

- c. Units #75 and 93 – will be referred to attorney for review.
- d. Tabled Unit #101 request due to cost. Additional quotes requested by Board.

The Board of Directors has decided to hold the community Board Meeting's every other month. Next meeting scheduled for May 16, 2019

Meeting adjourned at 8:14 PM – next meeting 5/16/19

Motions:

1. To accept January 2019 and minutes as written. Pam, 2nd Galia – all yes
2. To raise the refundable deposit for Clubhouse events to \$250 and leave non-refundable fee at \$50. Pam, 2nd Deann – all yes
3. To ratify initial proposal from O'Neill's of \$12,700 to include change order of \$890 for a total of \$13,590. Debi, 2nd Pam – all yes
4. To approve Unit #96 soffit repair of \$200. Galia, 2nd Pam – all yes
5. To approve Unit #105 roof patch for \$680. Pam, 2nd Deann – all yes
6. To tentatively accept Unit #75 and 93 ARCs subject to attorney's approval. Debi, 2nd Galia – all yes