

Meeting Notes 01/30/2020

Called to Order 6:37pm

In attendance: Debi, Deann, Margaret, Galia

Absent: Tina

Quorum made

Resident's Comments:

1. Discussed pet waste not being picked up. It was suggested that a Fining Committee be organized with rules and guidelines – volunteers requested by Board but no one stepped forward.
2. Question raised if gutters can be removed to repair wood behind the gutter. If unit owner removed gutter RPM would do the repair but owner would need to submit an ARC to replace gutter.

Management Report:

1. A software issue was cause of the payment book issue. No late fees will be assessed for January 2020.
2. No ARCs were submitted.
3. KWA project on hold for reconsideration by the Board.
4. Contract with US Lawns was submitted and signed by Board.
5. Units 11 and 115 need roof repair.
6. WOW internet provider to the Clubhouse requires new signed documents.
7. Total delinquencies: \$12, 857.23 of which one unit delinquency is \$10,058.97.
8. Legal:
 - a. Discussed sub meter: only potable water would be metered. Need 75% of units to approve installation of sub meters.
 - b. Discussed viability of loan for upgrades/repairs.
9. Correspondence:
 - a. Letter from Unit 96 addressing needed fence repair and tree in patio area is lifting the patio. Woodlake is not responsible for removal and patio repair; this is the unit owner's responsibility.
 - b. Unit 28 fences needs repair – dog keep escaping.

President's Reports:

1. Volunteers needed for committees
2. A Woodlake 2020 census discussed. Help needed to "knock on doors".
3. The clubhouse is not available for individuals to rent for private events. But, is available if all residents are involved/invited to a Woodlake community function.

Director's Report:

1. Complaint about unit #23 – unsure if multiple families living in unit, lots of children running in circle after dark and not visible (dangerous).
 - a. Board to contact agent for current resident and explain issue.

Old Business:

1. KWA contract/proposal discussed. Board questioned if RPM can handle bids. Board questioned the additional money needed by KWA. Also, the Board would like “ballpark” numbers on loan and repayment. Board would like to meet with RPM to review all steps necessary to get loan and discuss figures.

New Business:

1. See Management Report Item 5.
2. See Management Report item 6.

Committee Report:

1. Three individuals attended meeting of 1/23/2020.
2. Notes were taken.
3. Committee discussed issues and has US Lawns’ contact information.
4. Would like feedback from community.
5. Committee would like one person from each Woodlake building to monitor landscape and report to committee.
6. Food is being thrown out on the common area and is attracting wildlife (example: rats). This needs to stop. Feeding squirrels and birds by tossing food out in the common area is not a good practice.
7. Dumpster areas to be inspected for repairs, if needed.

Discussion Item: Sub meters

A discussion on separate meters for units for potable water only was held. Kerry checked with our legal team and Woodlake would need a community vote with a 75% approval required. If sub meters were installed the Association would pay for the installation cost (approx. \$38,000) and the entire utility bill, with the unit owners paying the association for the metered potable water used. A decision that sub meters to be installed is not feasible at this time.

Next meeting 02/20/2020

Adjourned: 8:21PM

Motions:

Motion: To accept November meeting minutes as written (exception: typo - year on minutes 2018 should be 2019). Debi, 2nd Galia all yes.

Motion: To table KWA Engineers contract decision, Board to gather more information. Board meeting rescheduled for February. Margaret, 2nd Debi all yes.

Motion: To approve US Lawn proposal of \$8,800 for sprinkler work. Margaret, 2nd Debi all yes.

Motion: Two unit repairs, Unit 115 and 11 to have Albright to repair roofs. Galia, 2nd Margaret all yes.

Motion: To approve WOW access and sign agreement. Debi, 2nd Deann all yes.

Motion: To adjourn meeting at 8:21 PM. Debi, 2nd ????? all yes.