

# Meeting Notes 10/21/2021

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Called to Order 6:32 pm

In attendance: Margaret, Deann, Roseanne, James

Absent: Galia

Quorum met

The October meeting was held via Zoom due to COVID 19

Approval of Minutes: September minutes were approved.

Treasurers' Report:

1. As of 9/30/21:

Operating Funds:	\$111,127.11
Reserve Funds:	\$113,564.61
Delinquencies:	\$7,113.21 (\$2,540 allowance for doubtful debts)
Special Assess Del:	\$1,781.09

2. A discussion took place on delinquent accounts and the Woodlake Collection Policy.

Manager's Report

1. Roof Project Progress: Seven buildings have been completed. The clubhouse reroofing has begun. Although the clubhouse was scheduled for last due to insurance issues had to be moved up the schedule.
2. Rodents: A discussion of Soles took place. Two other quotes from exterminating companies have been received.
3. Triangle Pools is keeping to schedule and doing a good job.
4. US Lawns is going to its winter schedule. Roseanne received the irrigation report:
  - a. Billed \$140 for putting top soil in hole behind shed (pump house) – Top soil cost 3 bags at \$10 each and 2 rotors.
5. Non-compliance letters: Sent for unauthorized occupants and changes being made to exterior without ARCs.
6. Finance workshop to be held at Ameri-Tech on Oct. 28<sup>th</sup> at 3 PM.
7. Five unit sales this past month:
  - a. Unit 11 & 28 has been interviews.
  - b. Unit 64 to be interviewed by Nov. 1<sup>st</sup>.
  - c. Unit 125 transferred owner to son (quick claim).
  - d. Unit 141 interview to be scheduled.

Old Business:

1. Roof Update: Spent the \$40,000 in backup funds. Michelle to get back to Kim on cost savings. Total spent on roofs to date: \$293,959.50.
2. Potholes: As of today Ameri-Tech's handyman hasn't confirmed. Chili's quote is due tomorrow. AWO quoted \$300 to repair large potholes. Decision will be held up until Chili's quote is received. Kim will authorize best quote for the repair and the board will ratify at next board meeting. Pea gravel was suggested as an alternate – research to be done.

3. A discussion about financial ability to replace fences and alternatives. A more detailed discussion will take place after roofing project is completed

#### New Business

1. Unauthorized occupants in units. Kim sent violation letters. Discussion of a new rule to be added about occupancy and background checks to be made on additional occupants residing in a unit.
2. Chili's quote for repair to unit 102 only included repair not paint or any other decorative work. Quote was for \$1,450.
3. Chili quoted \$950 to paint replaced wood siding on completed buildings.
4. Rodent traps: There are currently 28 Sole's bate stations. Requested a quote from Soles to for 44 bait stations and monthly fee. Received new quotes from Natur Zones and Family Pest.
  - a. Natur Zone quoted: \$176 per month and \$1,145 to install (44 stations).
  - b. Family Pest quoted: \$200 per month and \$990 to install (44 stations).
  - c. Kim to arrange meeting with Natur Zone & Family Pest for Oct. 28<sup>th</sup>.
5. Triangle Pool: Received quote to repair DE filter for \$538.79.

James left meeting.

Adjourned 7:30 PM

Next Meeting: November 18, 2021

#### Motions:

Motion: To accept September's minutes as presented. Roseanne, 2<sup>nd</sup> James 4 in favor 0 opposed/1 absent.

Motion: To approve the Woodlake Condominium Association, Inc. Delinquent Fee Collection Policy with one through six listed on sheet. Roseanne, 2<sup>nd</sup> Deann, 4 in favor /0 opposed/1 absent.

Motion: To approve repair of unit 102 for \$1,450 by Chili. Deann, 2<sup>nd</sup> Roseanne, 3 in favor /0 opposed/1 abstained/1 absent.

Motion: To approve painting of replaced siding wood by Chili on completed roofs for \$950. Roseanne, 2<sup>nd</sup> James, 4 in favor /0 opposed/1 absent.

Motion: To approve Triangle Pool to repair filter for \$538.79. Roseanne, 2<sup>nd</sup> James, 4 in favor /0 opposed/1 absent.

Motion: To adjourn at 8:10 PM. Deann, 2<sup>nd</sup> Roseanne, 3 in favor /0 opposed/2 absent