

Meeting Notes 06/16/2022

Called to Order 6:40 pm

In attendance: Deann, Roseanne, James, Megan

Absent: Margaret

Quorum met

Approval of Minutes: May minutes were approved.

Treasurers' Report:

1. As of 05/31/2021:

Operating Funds:	\$144,327
Reserve Funds:	\$159,259
Delinquencies:	\$9,417 (\$2,540 allowance for doubtful debts)
Special Assess Del:	\$6,020

T.C. to verify website expense of \$595 per year.

Manager's Report

1. Reviewed violations. Discussed setting up a compliance committee; James volunteered to be committee chair.
2. Insurance was renewed for one year. Question to T.C., when can Woodlake start to shop for another insurance agent and should we.. She responded when notice of insurance is coming due. Roseanne noted that the roof ages are incorrect on policy. T.C. to contact insurance company and update.
 - a. T.C. to advise the insurance company of the completed wind mitigation report and since the roof age is incorrect (older) will a lower premium be offered?
3. Parking notices were given to Margaret. James will contact Margaret to have a few in his possession.
4. Invoices: vendor invoices were discussed.
5. Rodents: Natur Zone to be sending monthly reports. T.C. to follow up with Natur Zone and make sure they send these reports.
6. Unit #66 to be sent to foreclosure.

Old Business:

1. Board to schedule meeting with Michele of Green Minority to discuss unit damage issues and to make last payment.

New Business

1. Fobs: Countryside Lock to bid taking over fobs and locks. T.C. to get bid(s) from other vendors for consideration.
 - a. T.C. to follow up with US Lawns and verify that the old crew supplied the current crew working at Woodlake with the fob.
2. Board reviewed and approved clubhouse rules and application with corrections made.

3. Fence project: Contract to start fence project was signed. Tan fences will be installed. Board to opt out of Ameri-tech to be project manager. Charlie Uslander volunteered to be project manager for the fence project.
4. T.C. to contact AWO to start roof cleaning schedule.
5. Tree trimming: T.C. presented two additional bids.
6. T.C. presented a FPAT bit which was tabled.

Comments

Charlie Uslander discussed with board the overview responsibilities of managing the fence project. Marina volunteered to be on the fining committee and advised that the red car with Oklahoma plates still in front circle with driver sleeping overnights in the car.

Adjourned 8:40 PM

Next Meeting: July 21, 2022

Motions:

Motion: To waive reading of May's minutes. Megan, 2nd James, 4 in favor/0 opposed/1 absent.

Motion: To accept May's minutes as presented. Megan, 2nd James, 4 in favor/0 opposed/1.

Motion: To accept clubhouse application and clubhouse rules (with corrections made). James, 2nd Deann, 4 in favor/0 opposed/1.

Motion: To adjourn at 8:40 PM. James, 2nd Deann, 4 in favor/0 opposed/1.