

# Meeting Notes 04/20/2023

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Called to Order 6:30 PM

In attendance: James, Megan, Deann, Mike

Absent: Margaret

Quorum met

Notice of meeting posted

Meeting held at clubhouse and via zoom

Approval of Minutes: March minutes were approved

President's/Manager's Report

1. Accepted/approved Chili's quote.
2. T.C. will walk and inspect the property on Monday (4/24/2023).
3. Records request: The flooding issue engineer's report was received by T.C. and was emailed to unit owner (#45). Unit owner would still like to inspect the records for 2017 and an appointment was made for 5/8/2023 at Ameri-Tech office.

Treasurers' Report:

1. As of 4/19/2023:
2. Operating Funds: \$72,911  
Reserve Funds: \$166,372  
Delinquencies: \$7,740 (\$2,540 allowance for doubtful debts)  
Special Assess Del: \$6,089
  - a. Total delinquencies: \$13,829
3. Total amount in collections is \$3,851 and it consists of one unit. Five additional units will be entering collections for a total of \$8,346. A total of 6 units in/sent for collection for a grand total of \$12,161.
4. A proposal from (#93) unit owner to make 6 monthly payments to bring the account current.

Old Business:

1. AWO to remove pumpkin patch on common property in front of #37 and charge the unit owner was approved.
2. AWO to remove landscaping debris from back dumpster area.
3. Review of violations list. T.C. to inspect and see if violations have been corrected on 4/24/2023

New Business

1. ARCs presented to board for approval: Unit #136 and #137.
2. US Lawns sent two proposals for approval.
3. Chili's proposal was submitted for approval.
4. Firewalls: A question was asked if firewall repair is the association's responsibility. This question will be submitted to attorney for review. T.C. will advise. The board agreed that the attorney should be contacted.

5. Unit #51 brought the issue of overgrown vegetation on common ground by her unit to the board's attention. T.C to review issue and contact US Lawns.

#### Comments

- Unit owner wanted clarification on the approval of payment plan and delinquencies in general. T.C. reviewed delinquency and foreclosure procedure.
- Unit 51 commented that approximately 3 years ago the landscaping company did maintenance at the southwest corner of the Woodlake property but has since ceased. T.C. will question our current landscaper.
- A question on firewall responsibility was asked and T.C. answered that our attorney will advise.

Adjourned 7:33 PM

Next Meeting: May 18, 2023

#### Motions:

Motion: To waive reading of March's minutes. Made by Megan - 2<sup>nd</sup> by James 4 in favor/0 opposed/1 absent.

Motion: To approve March's minutes as presented. Made by Deann - 2<sup>nd</sup> by Mike 4 in favor/0 opposed/1 absent.

Motion: To approve payment plan for unit #93 with condition that payments are made per agreement. If owner misses one payment the balance becomes due and payable immediately. Made by James - 2<sup>nd</sup> by Megan 4 in favor/0 opposed/1 absent. Note: Megan to write board's response to proposal and send to Ameri-Tech.

Motion: To approve ARC from #138: Replace window and doors and to add mulch. Made by James - 2<sup>nd</sup> by Mike 4 in favor/0 opposed/1 absent.

Motion: to approve ARC from #136: Replace sliding glass door. Made by James - 2<sup>nd</sup> by Mike 4 in favor/0 opposed/1 absent.

Motion: To approve proposal from US Lawns #2893, main line repair for \$206.00. Made by James - 2<sup>nd</sup> by Mike 4 in favor/0 opposed/1 absent.

Motion: To approve US Lawn proposal for irrigation repair #2891 for \$1,669.50. Made by James - 2<sup>nd</sup> by Deann 4 in favor/0 opposed/1 absent.

Motion: To approve Chili's proposal for a total of \$1,780.00:

- Repair unit #171 fascia/ceiling entry \$160
- Paint community bench \$150
- Repair siding and replace rotten wood \$1,470

Made by Megan - 2<sup>nd</sup> by James 4 in favor/0 opposed/1 absent.

Motion: To adjourn at 7:33 PM. Made by James - 2<sup>nd</sup> by Deann 4 in favor/0 opposed/1 absent.