

Meeting Notes 03/16/2023

Called to Order 6:30 PM

In attendance: James, Megan, Margaret, Mike

Absent: Deann

Quorum met

Notice of meeting posted

Meeting held at clubhouse and via zoom

Approval of Minutes: February minutes were approved

President's/Manager's Report

1. Tree removal: The tree damaging the structure of building 2068 will be removed 3/21/23. It is requested that units 91, 92, 93, 103, 104, and 105 move their cars to the area by the back dumpster. In this situation parking on the grass will not be a violation. The tree removal will take approximately 2 ½ to 3 ½ hours and will begin at noon. This project will involve a large crane to remove the tree over the building. It is important that the cars be removed to avoid any damage to the vehicles.
2. It was noticed that the water fountain by the pool has been running for over a week. A plumber was called in to repair the fountain but said that the fountain couldn't be repaired and suggested that it should be shut off. The expense involved to repair/replace would exceed \$2,000. It was decided to shut off the fountain.
3. The updated Rules & Regulations were mailed to all unit owners.
4. The recent tree trimming was for insurance purposes and to keep our roof warrantee in effect, not for aesthetic purposes.
5. Board Members:
 - a. Mike Tillotson was appointed to the board to fill the vacant position.
 - b. Megan Bellerose was reappointed to the board after the board refused her resignation.

Treasurers' Report:

1. As of 02/16/2023:
2. Operating Funds: \$103,139
Reserve Funds: \$129,841
Delinquencies: \$7,344 (\$2,540 allowance for doubtful debts)
Special Assess Del: \$5,197
 - a. Total delinquencies: \$12,241
3. Total amount in collections is \$3,700 and it consists of one unit. There are a total of 27 units.

Old Business:

1. Condo Law: T.C. reviewed the new condo law. All condos must do a SIRs (Structural Integrity Survey) by the end of 2025 and reserves must be fully funded by the end of 2025. The board discussed the new law and how it would affect Woodlake.
 - a. T.C. will get quotes for the SIRs study.
2. Violations: No violation this month to refer to the fining committee.

3. Mystery Pole: No one claimed ownership and it is thought to be a light. Unit 81 will be contacted by Margaret to inquire if it is their light and verify it is or is not electrified and report to board.

New Business

1. Trash: Affordable Work Orders was contracted to haul away all the trash that was dumped in the dumpster area. A discussion on how much this is costing all unit owners for the inconsiderate few who will dump their trash and are not breaking down cardboard boxes. These few residents will affect the maintenance budget of Woodlake causing an increase in fees to all. This dumping must stop.
 - a. T.C. will contact Chile for a quote to reattached gate on back dumpster.
 - b. Board discussed distributing flyers about the trash issue so everyone is aware of the problem and consequence.
2. Dangerous tree by building 2068 will be removed 3/21/253 (see President's report).

ARCs (Architectural Request Change)

1. The ARC for unit 38 was approved.

Comments

- Compliment from unit owner to T.C. for a job well done.
- Unit 84 owner complained about a tree on the common element that is a hazard to structure of unit and roof. James will investigate
- Unit 51 owner sent pictures to T.C. of trees not trimmed that overhang roof. James to investigate.
- Unit 138 mentioned overgrowth that is harboring vermin and also, water damage to unit's siding. James to investigate.

Adjourned 7:41 PM

Next Meeting: April 20, 2023

Motions:

Motion: To waive reading of February's minutes. Made by Margaret - 2nd by James 3 in favor/0 opposed/1 absent.

Motion: To approve February's minutes as presented. Made by Margaret - 2nd by James 3 in favor/0 opposed/1 absent.

Motion: To appoint Mike Tillotson to the board of directors. Made by James - 2nd by Margaret 3 in favor/0 opposed/1 absent.

Motion: To reappoint Megan Bellerose to the board of directors. Made by Margaret - 2nd by James 4 in favor/0 opposed/1 absent.

Motion: To approve removal of tree behind units 104/105 for \$3,600. Made by James - 2nd by Megan 4 in favor/0 opposed/1 absent.

Motion: To approve ARC for unit #38 – awing on rear of unit (grandfathered). Made by Margaret - 2nd by James 4 in favor/0 opposed/1 absent.

Motion: To adjourn at 7:41 PM. Made by James - 2nd by Mike 4 in favor/0 opposed/1 absent.