

Woodlake April 17, 2025 Monthly Board Meeting Minutes at Clubhouse 6:30 p.m.

Members:

Galia Tzolova, President

Peri Dwyer Worrell, Treasurer

Judy Adams, Secretary

Marina Brigati, Director, via Zoom

Richard Epp, Ameri Tech Mgr.

Robert Huegenschmidt via Zoom

Ed Sachs#67, Steve Worrell#136, Sandy Wade#148, Lily Samardzija#24

Quorum reached

Call to Order 6:32p.

Minutes reading of last meeting waived; Peri, Galia and Marina approved.

6:34p. Bob via Zoom explained trees situation on drainage project, arborist wants large pine removed because too close to pipe, must be replaced with at least 6" circumference trees. Bob will have 23" pine tree removed, replaced with other trees to be determined upon request of acceptable trees, requesting to proceed without tree plan and will let us know Monday the 21st

Ended zoom w/Bob

Discussion of logistics of parking during drainage project.

C. Consideration of communications and D. Resignations and elections bypassed - we don't use these designations - continue straight on to:

E. Report of officers and employees -

Peri motion to cut 4 dead trees in common areas, discussed w/ Ameritech to get 3 quotes to cut, further discussion of a separate quote for trimming, Judy motion, Galia 2nd all favor

Unit #72 Broken branch in front to be removed Peri motion, Judy 2nd all favor
Electric cord for vehicle in lot crossing sidewalk into unit - owner must take safety precautions while in use, consensus unit 72 can charge car if not trip hazard - approved.

Unit #52 Richard described the proposed tenants' household arrangement and Galia moved to accept the two application fees already submitted.
Judy 2nd - passed

Unit #24 re: violations, owner states gazebo was given verbal okay by previous board, painted white when they moved in, Treasurer consulted minutes dating to 2019 finding no mention of gazebo, photo taken in 2015. Owner was asked to change metal roof for a different material due to dangers, given 30 days to correct violations, suggested go to city to see if permit needed or Grandfathered in, need a plan and a commitment to time, notify Board and give estimate on how soon the gazebo can be fixed—Peri moved to give 30 days Judy second - passed.

Discussion of sodding front yard with U.S. Lawn Service if owner removes gravel and mulch—Galia motioned quote to do sod, Peri 2nd. We will add time if needed to complete. Owner agreed to make progress on correcting violations within 30 days and report back at next board meeting, understands that if progress is not made, fining is a possibility, owner threatened to sue if fines were imposed.

Unit #138: Woodlake removes piece of plywood left behind from repairs, palm tree against fence reposition to limited common area away from fence. Discussion of yard repair after tree fell, unit owner to move palm away from fence and within limited common area, to allow easement for lawn mower

Unit #41 move to refuse to level fence behind unit

Unit #11 Richard to call Hartford fence about gate repair

Unit #28 did have termites, treated by 2 different companies, Haskell for dry wood, Bug Master for subterranean

Unit #131 discussion of leaky window causing roof leak. Roof was repaired, window still leaks. Richard to send violation notice and bill owner for roof repair.

Table tennis/pickleball/tennis court discussion tabled til next meeting.

Agreement on board members authorizing expenses without vote. We agreed on \$1,000 max.

Treasurer distributed parking violation stickers (take photos and fill out sticker back) Fining committee not in attendance to receive theirs.
Need more Fining/Violation committee members to account for no-shows.

Discussion - Cedar siding unavailable for repairs—scavenged used up. Hardie board already used on clubhouse chimney - add to next Ballot for voting along with costs of each. Consensus among attendees is that Hardie board on clubhouse looks good enough to replace wood as needed in future repairs.

Peri will work with association attorney to create a policy for existing pavement in backyards when owner has drainage issues, to require owner removal of impermeable pavement and grading 2% away from foundation - to be voted on as an amendment and put into policy.

Reimbursement forms turned in to Ameritech: owls for pool area, bushes paid for by Doug Shirley, Galia cleaning supplies

I. Adjournment 8:18 p.m. Galia motion, Peri 2nd

Clubhouse rentals April 11, M. Kline and April 20, K. Chuleva