

Woodland Hills of Southgate

Board Meeting Minutes

June 28, 2018

CALL TO ORDER: The meeting was called to order at 6.30 pm by Judy MC Dowell.

ATTENDANCE: Board members present were Judy McDowell, Dave Basinger, Jim Cole, Jim Kasper and Donna Shultz. Nancy Caywood and Debbie Sumner were present on behalf of Towne Properties.

APPROVAL OF MEETING MINUTES: April 26, 2018 meeting minutes were approved.

OPEN DISCUSSION: Among the topics discussed were the front entrance landscape and signs how nice they look. Water leaks inside walls, and resident A/C exterior vent screens.

COMMITTEE REPORTS:

Landscape: Dave Basinger gave a brief Landscape report of issues he and Marcia Wilz noted on walk throughs of the property, Dave thanked Gail Rachford for help in picking out plants, and planting in the Island coming into the front entrance. Dave submitted a list of projects from the Landscape Committee to forward on to Fredericks for recommendations. Debbie Sumner gave a brief landscape update regarding the front entrance Landscape project.

Finance: Donna Shultz reviewed the May financials and everything was in order.

Clubhouse: **Jim Kasper** read Clubhouse report for May. There were five rentals generating income of \$375.00.

Management Report: Nancy Caywood re -caped the written management report noting the financial information for January, 2018.

May 2018

Income:	YTD	\$ 232,754.56
Expenses:	YTD	\$ 230,198.75
Bank Balance Operating Account:		\$ 145,621.13
Reserve Account Balance:		\$ 585,768.82

Year to date expenses that have been paid from the reserve account totaled \$172,979.15 for 2018.

UNFINISHED BUSINESS:

Board discussed ideas on reaching out to the owners regarding reviewing the Rental Amendment for the community once again.

NEW BUSINESS:

Management received resident concerns of termites in common areas next to foundation of building. Permakil Pest control inspected 72,74,76 exterior and found termites. Board approved Permakil Pest Control's quote for treating building's exterior.

Management informed the board of storm water issues with the heavy rains. Management has scheduled storm drains to be camera scoped by Underground Detective, and several yard drains that was affected during one of the heavy rain falls.

Board approved Landscape Committee requested budget of \$1,000 submitted from Marcia Witz, and Dave Basinger to be used in areas that are in need of perennial plants, and shrubs within the scope of the community Landscape plans.

CLOSED SESSION:

Nancy Caywood reviewed those in foreclosure and those receiving ten-day notices.

NEXT MEETING DATE: August 23, 2018 at 6.30 @ the Clubhouse.