

Woodland Hills of Southgate Board Meeting Minutes April 27th, 2023

CALL TO ORDER: The meeting was called to order at 3.00 pm by Dave Basinger, President.

ATTENDANCE: Board members present were Dave Basinger, Taylor Bisig, Victoria Plemmons, Donna Schultz, and Jim Kasper. Nancy Caywood, and Emily Bowcock were present on behalf of Towne Properties.

APPROVAL OF MEETING MINUTES: March 23rd, 2023, minutes were approved.

OPEN DISCUSSION: Various topics were discussed.

COMMITTEE REPORTS:

Landscape: Fredericks has mowed five times so far this year along with one cut to the hillside. A new tree was planted in front of the clubhouse. Go-getter Tree Service cut back six feet of honeysuckle, vines and weed trees along the fence line at Pool 2.

Finance: Donna Shultz reported everything was in order prior to the meeting.

Clubhouse: Jim Kasper read the Clubhouse Report. The Clubhouse was rented eight times in the month of March generating income of \$640.00.

Management Report: Management recapped the written management report noting the financial information for March 2023.

Financial Report for: March 2023

Income:	YTD	\$310,518.86
Expenses:	YTD	\$316,169.52
Bank Balance Operating Account:		\$141,726.08
Reserve Account Balance:		\$757,468.99

Year to date expenses that have been paid from the reserve account total- \$124,058.26

UNFINISHED BUSINESS:

Amy Ferguson gave approval to sign off on the final SD1 paperwork. The documents were signed on April 4th, 2023.

After reviewing the latest correspondence from CT consultants, the Board decided to wait and monitor the piers at 28-4 and 30-2.

Pool 1 will be getting an electric grill for resident use.

Mills Fence Co. furnished a bid for replacement of the mesh lining around the basketball hoops, along with upgrading the rails around the hoops, adjusting the doors at basketball and tennis courts, and replacing the latches. The Board unanimously approved this proposal.

The CME Pipe Lining quote for the main at building 56 was reviewed. Zins Plumbing will be providing us with a bid as well. The Board will compare and decide when we receive Zins' quote.

It was noted that close to 20% of the residents have responded to the Community Survey. Information will be forthcoming at May's annual meeting.

NEW BUSINESS:

Automatic bathroom locks for pool 1 and 2 were discussed. This would make it that the bathrooms automatically close when the pool closes. Pool 2/Gym would need to be outfitted with internet capabilities. The Board unanimously voted to proceed with getting the automatic locks for both pools, and internet at pool 2.

CLOSED SESSION:

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

Adjournment: 5.00 PM

NEXT MEETING DATE: The next scheduled meeting is the annual meeting on Thursday May 25th, 2023, at 6.00 PM.