

**Woodland Hills of Southgate
Board Meeting Minutes
April 25, 2019**

CALL TO ORDER: The meeting was called to order at 3.00 pm April 25, 2019 by Judy MC Dowell.

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

APPROVAL OF MEETING MINUTES: April 2, 2019 meeting minutes were approved.

OPEN DISCUSSION: Residents presented various ideas for the community.

COMMITTEE REPORTS:

Landscape: Landscape Schedules

Finance: Donna Shultz reported all financials were in order.

Clubhouse: The Clubhouse report for March (7 rental's) generating income with a total of \$525.00.

Management Report: Nancy Caywood re-capped the written management report noting the financial information for March, 2019.

Finance:

March 2019

| | | |
|---------------------------------|-----|---------------|
| Income: | YTD | \$ 140,213.27 |
| Expenses: | YTD | \$ 146,467.19 |
| Bank Balance Operating Account: | | \$ 135,482.94 |
| Reserve Account Balance: | | \$ 697,799.76 |

Year to date expenses that have been paid from reserve account total \$103,633.23 for 2019.

UNFINISHED BUSINESS:

Rental Amendment tabled.

NEW BUSINESS:

Management provided a copy of downspout drain work proposal from Olympic Contracting for various yard drains, and a swell area by building 60 on View Terrace DR. Board approved proposal. All in favor.

Management provided Poo Print DNA information. Board tabled this issue.

Management revised parking rule # 5 to include junk vehicles as requested by the board. Board approved revised parking rule # 5.

Management provided emails regarding noise complaint for Board to review. Board asked that management schedule a follow up inspection to try and determine the noise.

CLOSED SESSION:

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

NEXT MEETING DATE: Annual Meeting May 23, 2019 at 6.30pm @ the Clubhouse.