

Woodland Hills of Southgate Board Meeting Minutes August 25th, 2022

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

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

APPROVAL OF MEETING MINUTES: June 23rd, 2022 minutes were approved.

OPEN DISCUSSION: Among various topics discussed were concerns relating to noise as a result of renovations in homeowner's units, the time frame in which renovations must be completed, enforcement of pool rules and landscaping concerns.

COMMITTEE REPORTS:

Landscape: We are still waiting on stump removal from Golden Tree. They will be cutting back some trees as well along Woodland Hills Drive. The landscaping committee is working on enhancements along View Terrace Drive.

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 for the month of July generating income of \$600.00.

Management Report: Nancy Caywood re-caped the written management report noting the financial information for July, 2022.

Financial Report for: July, 2022

Income:	YTD	\$695,929.07
Expenses	YTD	\$704,035.38
Bank Balance Operating Account:		\$126,139.86
Reserve Account balance:		\$606,928.35

Year to date expenses that have been paid from the reserve account total \$563,705.09

UNFINISHED BUSINESS:

The Board agreed to set money aside in yearly budget to install new AC drain lines.

Revisions to parking and pool rules were discussed and suggestions made. Board will finalize at a later date.

NEW BUSINESS:

Amazon Key for Business gave a presentation regarding locker solutions from Amazon Hub. The Board decided against having the lockers installed.

Preliminary 2023 budget projects were discussed.

Revisions to the pet rules was discussed and suggestions made. Board will finalize at a later date.

Management provided copy of homeowner request to remove speed bump on entrance hill since a stop sign was installed. Board decided to keep speed bump in place, since it's only there seasonally.

Board unanimously decided to keep quiet time hours from the hours of 10.00 PM- 7.00 AM. No separate timeframe will be added to the Rules and Regulations that specifies different hours for renovation or construction projects. Additionally, the Board will not regulate how long a homeowner has to complete projects.

CLOSED SESSION:

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

Adjournment: 5.45 PM

NEXT MEETING DATE: The next scheduled meeting is September 22nd 2022 @ 6.00 PM.