

**Woodland Hills of Southgate
Board Meeting Minutes
August 22, 2019**

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

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

APPROVAL OF MEETING MINUTES: August 22, 2019 meeting minutes were approved.

OPEN DISCUSSION: Among the topics discussed were various concerns regarding dumpsters, parking stickers, enforcement of rules.

COMMITTEE REPORTS:

Landscape: Dave Basinger gave a brief Landscape report he also shared photos of various landscape projects they have worked on.

Finance: Donna Shultz will review the financials once she returns from vacation. She will report at the September meeting.

Clubhouse: Jim Kasper read the Clubhouse report for June & July. Six rentals for June, Two rentals for July generating total income of \$600.00.

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

July 2019

Income:	YTD	\$ 326,101.61
Expenses:	YTD	\$ 309,541.69
Bank Balance Operating Account:		\$ 168,296.78
Reserve Account Balance:		\$ 541,489.90

Year to date expenses that have been paid from the reserve account totaled \$426,761.96 for 2019.

UNFINISHED BUSINESS:

Rental Amendment tabled.

Water damaged units.

NEW BUSINESS:

Management provided a quote for landscape from Fredericks Landscaping in the areas of 54-58. The Board wanted to review the Engineer Report before any decisions would be made on the Landscape ideas. I am meeting with Davis Landscape Wednesday 9/18/19 and should have another quote to compare work in this area.

Management provided a quote from Golden Rule Tree service to trim and clean up along the back of 48-58. Board approved Golden Rules quote, and added some trimming along the back road to Fox Chase.

Management provided the Engineer report received August 22, 2019. For board to review.

Management provided bids for drainage repairs from contractors TMS Construction Steve Gray Construction, Gridiron, and Heitker Construction. The Board decided to have Jeff Flarthy from Cardinal Engineering look at the bids and advise.

CLOSED SESSION:

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

NEXT MEETING DATE: September 26, 2019 at 3.00 @ the Clubhouse.