

Woodland Hills of Southgate

Board Meeting Minutes

January 26th, 2023

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: November 17th, 2022, minutes were approved.

OPEN DISCUSSION: Various topics were discussed.

COMMITTEE REPORTS:

Landscape: Fredericks will be pruning the burning bush at entrance, along with checking out the health of two trees on the property.

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

Clubhouse: Jim Kasper read the Clubhouse Report. The Clubhouse was rented six times in the month of November generating income of \$450.00. Additionally, it was rented 12 times in the month of December generating income of \$900.00.

Management Report: Management re-capped the written management report noting the financial information for December 2022.

Financial Report for: December 2022

Income:	YTD	\$1,164,532.62
Expenses	YTD	\$1,150,857.38
Bank Balance Operating Account:		\$147,555.74
Reserve Account balance:		\$758,704.76

Year to date expenses that have been paid from the reserve account total- \$698,367.27.

UNFINISHED BUSINESS:

John Lampe from CT Consultants informed management that an engineering report regard the footers at 30-2 Woodland Hills Drive will be forthcoming. Management will communicate with board, immediately after receiving the report.

Steps connecting Woodland Hills Drive to clubhouse is tabled until next month's meeting.

NEW BUSINESS:

Board approved bid to have Permakill service building 28 due to squirrels. They will begin treatment on Monday January 30th, 2023.

Board discussed if additional pet stations are needed on property. Management will provide quotes for the additional stations.

It was requested that we purchase 3 panel and 6 panels exterior meter housing to keep on hand as a preventive measure.

Replacing the numbers on all interior doors was discussed, management will provide Board cost of replacement.

Management provided bids to repair damaged wall area of sauna. Board voted to refurbish the wood. Work will begin on Monday February 6th, 2023.

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 Thursday February 23, 2023, at 6.00 PM.