

Woodland Hills of Southgate Board Meeting Minutes January 25th, 2024

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, Donna Schultz and Jim Kasper. Nancy Caywood, and Emily Bowcock were present on behalf of Towne Properties.

APPROVAL OF MEETING MINUTES: Donna Schultz moved to approve the November 20th, 2023; minutes as written. Jim Kasper second, all in favor.

OPEN DISCUSSION: Various topics were discussed.

COMMITTEE REPORTS:

Landscape: Dave Basinger did an audit of the most recent landscape enhancement project. Fredericks will need to return and fix areas that were not done. Management has been in touch with Fred to coordinate this. Management will also be reaching out to Go Getter Tree Service to get the tree trimming on the building's sides coordinated.

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

Clubhouse: Jim Kasper read the Clubhouse Report. The Clubhouse was rented thirteen times in the month of December generating \$1040 in income.

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

Financial Report for: December 2023

Income:	YTD	\$1,178,339.12
Expenses:	YTD	\$1,180,253.00
Bank Balance Operating Account:		\$ 98,754.06
Reserve Account balance:		\$ 882,893.73

Year to date expenses that have been paid from the reserve account total- \$410,896.06

UNFINISHED BUSINESS:

Administration Resolution- The Board unanimously voted to approve the administrative resolution regarding the responsibility of insurance deductibles. Communication will be sent to Homeowners.

NEW BUSINESS:

Speedbump request: After reviewing a homeowner's request for speedbumps at the View Terrace intersection, the Board voted against the request. It was noted that a speedbump on the hill, is not possible with plowing the hill. Additionally in the winter months, ice will build up, making it dangerous to drive.

Google Nest Thermostat: In an effort to reduce cost and energy consumption, the Board requested a Google Nest, or a comparable programable thermostat, be installed in the fitness center, like it was at the clubhouse.

Part time summer help: Terry Petering in 22-2 Woodland Hills Drive expressed interest in the part time summer helper position. The Board unanimously agreed to proceed.

Cole Engineering report: After reviewing the engineering report from 68, units 2,6 and 10, the Board decided to have Tony Butler make repairs for the affected drywall and monitor the units.

Interior fire exits: The Board approved Property Care's bid to paint 72-76 interior fire exits. This is the only remaining interior exit that has not been painted.

Drainage Bid: Due to material changes, Steve Gray's bid for drainage from 34-44 Woodland Hills increased by 582.95. The Board voted to proceed with project.

CLOSED SESSION:

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

Adjournment: 4:45 PM

NEXT MEETING DATE: The next scheduled meeting is on February 22nd @ 6.00 PM.