

**Woodland Hills of Southgate
Board Meeting Minutes
June 29, 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, Jim Cole, Jim Kasper and Donna Shultz. Nancy Caywood and Debbie Sumner were present on behalf of Towne Properties.

APPROVAL OF MEETING MINUTES: April 25, 2019 meeting minutes were approved.

OPEN DISCUSSION: Among the topics discussed were various concerns regarding landscape, enforcement of rules, speeding, snakes, the water damaged units of June 16, 2019.

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 reviewed the May financials and everything was in order.

Clubhouse: Jim Kasper read Clubhouse report for May. There were eight rentals generating income of \$600.00.

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

May 2019

Income:	YTD	\$ 240,320.08
Expenses:	YTD	\$ 231,971.69
Bank Balance Operating Account:		\$ 150,085.25
Reserve Account Balance:		\$ 547,464.61

Year to date expenses that have been paid from the reserve account totaled \$337,397.53 for 2019.

UNFINISHED BUSINESS:

Rental Amendment tabled.

NEW BUSINESS:

Management reported the clean out of the water damaged units 54-3,56-1, and 56-3 is going well. Management is working on bids for repairs. Unfortunately, that is all of the information we have at this time. The Board will call a special meeting once the attorney has time to talk to the insurance company, and review the Woodland Hills governed documents.

Management provided more boulder information from Stone Center for the front entrance. An estimated price of \$800.00 for purchase and install of three boulders for the front entrance. All in favor.

Management provided copies of emails from resident experiencing floor noise from above unit.

CLOSED SESSION:

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

NEXT MEETING DATE: August 29, 2018 at 3.00 @ the Clubhouse.