

# Woodland Hills of Southgate

## Board Meeting Minutes

### March 27<sup>th</sup>, 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, Victoria Plemmons, Donna Schultz, Terry Pettering and Jim Kasper. Nancy Caywood, and Emily Bowcock were present on behalf of Towne Properties.

**APPROVAL OF MEETING MINUTES:** Donna Shultz moved to approve February 22nd, 2024; minutes as written. Jim Kasper seconded.

**OPEN DISCUSSION:** Various topics were discussed.

#### **COMMITTEE REPORTS:**

**Landscape:** Dave Basinger reported that Schill Landscaping, has edged and completed spring cleanup. They will begin mowing the first week of April and mulch in April. The enhancement project for various areas around the property is now complete. All the trees on the building sides of parking lot have been pruned.

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

**Clubhouse:** Jim Kasper read the Clubhouse Report. The Clubhouse was rented nine times in the month of February generating \$725.00 in income.

**Management Report:** Management recapped the written management report noting the financial information for February 2024.

#### **Financial Report for: February 2024**

Income:	YTD	\$223,600.05
Expenses:	YTD	\$174,753.54
Bank Balance Operating Account:		\$141,513.07
Reserve Account balance:		\$1,017,581.33

**Year to date expenses that have been paid from the reserve account total- \$14,190.91**

#### **UNFINISHED BUSINESS:**

## **NEW BUSINESS:**

**New Board Member-** Board appointed Terry Petering to fill the unexpired Board term of Taylor Bisig. Taylor resigned due to relocation to Louisville and sale of condo. The Board voted unanimously to have Dave Basinger remain as President. Victoria Plemmons was appointed to Vice President. Terry Petering will serve as Secretary. Donna Schultz and Jim Kasper will continue in their respective roles as Treasurer, and Member at Large.

**Pool 1 Shed-** The Board unanimously approved Property Care's bid in the amount of \$5,000.00 for new a shed at pool 1.

**Tennis/Basketball Court Update-** SD1 will not be using a gravel road on their sewer line project, as previously believed. Management will get bids for a temporary road built to tennis/basketball court area, for use during resurfacing project.

**Flooring Resolution-** Board agreed to adopt resolution, stating that HOA is responsible for sealing cracks and leveling floor so that carpet and linoleum can be laid, as originally intended when condos were built. Any additional measures needed to lay laminate, will be the responsibility of homeowner. Jon Hartman, from Wood and Lamping Attorneys at Law, is drafting the resolution for the Board to sign off on. Management will distribute to homeowners.

**Speedbump Request-** At several homeowner's request, the Board agreed to have maintenance install three temporary speedbumps on View Terrace.

**Sign Request-** At homeowner's request, signs admonishing residents to clean up after pet will be distributed on the back side of buildings.

## **CLOSED SESSION:**

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

**Adjournment:** 4:15 PM

**NEXT MEETING DATE:** The next scheduled meeting is Thursday April 25<sup>th</sup>, 2024 @ 12.00 PM.