

# Woodland Hills of Southgate

## Board Meeting Minutes

October 28, 2021

**CALL TO ORDER:** The meeting was called to order at 3.00pm by Dave Basinger.

**ATTENDANCE:** Board members present were Dave Basinger, Jim Kasper, Taylor Bisig, Donna Shultz, and Victoria Plemmons. Nancy Caywood and Debbie Sumner were present on behalf of Towne Properties.

**APPROVAL OF MEETING MINUTES:** August 26, 2021 minutes were approved.

**OPEN DISCUSSION:** none

### COMMITTEE REPORTS:

**Landscape:** Dave Basinger gave a brief Landscape report regarding landscape.

**Finance:** Donna Shultz reported she had a few questions, and everything was in order.

**Clubhouse:** Jim Kasper read the Clubhouse Report. The Clubhouse was rented four times for the month of September generating income of \$300.00.

**Management Report:** Nancy Caywood re -caped the written management report noting the financial information for September, 2021.

### **Financial Report for: September 2021**

Income:	YTD	\$848,471.30
Expenses	YTD	\$852,239.50
Bank Balance Operating Account:		\$138,737.09
Reserve Account balance:		\$850,865.87

**Year to date expenses that have been paid from the reserve account total \$325,568.56.**

### **UNFINISHED BUSINESS:**

No word from Cincinnati Bell regarding Fiopics installation.

**NEW BUSINESS:**

**2021 Budget:** Management provided the 2022 Budget for Board to approve. The Board approved the 2022 Budget, and the contractor's quotes provided, with an increase of \$20.00 raising the monthly fee to \$245.00. Primarily due to Insurance increases for 2022. All in favor.

Management provided Board with several options for the pool card entry systems to review due to the current Stanley System being phased out. Board approved Nelly's Security system to replace the outdated Stanley System. To be installed by Bryan.

Management provided Board with Braxton & Dirty Rug Carpet Cleaners proposal. Board approved Dirty Rug Carpet Cleaners for 2022.

**Updates:** CME replaced the sewer pipe October 28, 2021 at building 44, and 50. Building 52 was added after finding a cracked line.

**CLOSED SESSION:**

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

**NEXT MEETING DATE:** The next scheduled meeting is November 18, 2021 at 3.00pm @ the Clubhouse.