

Woodland Hills of Southgate Board Meeting Minutes October 25th, 2023

CALL TO ORDER: The meeting was called to order at 5.30 pm by Dave Basinger, President.

ATTENDANCE: Board members present were Dave Basinger, Taylor Bisig and Donna Schultz. Victoria Plemmons and Jim Kasper were absent with notice. Nancy Caywood, and Emily Bowcock were present on behalf of Towne Properties.

APPROVAL OF MEETING MINUTES: Taylor Bisig moved to approve the September 28th, 2023; minutes as written. Donna Schultz second, all in favor.

OPEN DISCUSSION: Various topics were discussed.

COMMITTEE REPORTS:

Landscape: Fredericks has mowed twenty-five of their twenty-six contracted mows for the year. They have cut the hillside seven times. Go Getter Tree Service removed various dead trees around the property. They will be back to remove stumps.

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

Clubhouse: Dave Basinger read the Clubhouse Report. The Clubhouse was rented nine times in the month of September generating \$720 in income.

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

Financial Report for: September 2023

Income:	YTD	\$907,801.10
Expenses:	YTD	\$935,814.62
Bank Balance Operating Account:		\$ 71,094.42
Reserve Account balance:		\$778,312.87

Year to date expenses that have been paid from the reserve account total- \$404,243.99.

UNFINISHED BUSINESS:

NEW BUSINESS:

Nightly security guard: After reviewing a homeowner's request for a nighttime security guard, the Board voted unanimously against the request due to it being cost prohibitive.

Patio Rules: After reviewing patio rules, changes will be made with an effective start date of 1-1-2024.

Google Nest Thermostat: In an effort to reduce cost and energy consumption, the Board requested management to research Google Nest Thermostats at clubhouse and gym.

Insurance Resolution: Board requested management to reach out to legal counsel to adopt a resolution stating that homeowner will be responsible for insurance deductible.

Fischer Homes: The Board agreed to meet with Pat Crowley, a representative from Fischer Homes at November's Board meeting.

2024 Budget: Management provided the 2024 budget for Board to approve. The Board approved the 2024 budget, with an increase of \$15.00, raising the monthly fee to \$260.00. It was noted that insurance expected to increase 25% in 2024. All in favor.

CLOSED SESSION:

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

Adjournment: 8.30 PM

NEXT MEETING DATE: The next scheduled meeting is on Monday November 20th at 3.00 PM.