

Woodland Hills of Southgate

Board Meeting Minutes

September 23, 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, and Victoria Plemmons. Donna Shultz absent with notice. Nancy Caywood and Debbie Sumner were present on behalf of Towne Properties.

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

OPEN DISCUSSION: Various property concerns.

COMMITTEE REPORTS:

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

Finance: None

Clubhouse: Jim Kasper read the Clubhouse Report. The Clubhouse was rented six times for the month of August generating income of \$450.00.

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

Financial Report for: August 2021

Income:	YTD	\$751,241.22
Expenses	YTD	\$765,288.98
Bank Balance Operating Account:		\$128,238.37
Reserve Account balance:		\$808,123.45

Year to date expenses that have been paid from the reserve account total \$323,167.34.

UNFINISHED BUSINESS: 22-Brick Ties have started on building 22. The brick samples were provided to Dave Basinger and Debbie Sumner for approval, the color was a good match. The damaged sheathing under the brick was approved for replacement.

CME pipe lining cancelled due to rain August 30, 2021 for building 44 & 52. Waiting for a rescheduled date.

Management provided additional information from to the Board regarding approval of Ring system at the front entrance of building 60 due to handi-cap.

Management updated Board regarding the Amazon doorbell system has been installed and only a few issues noted and repaired.

Concrete Deck footer have been completed and inspected.

Yard sale was a success.

NEW BUSINESS:

Budget Planning October 21, 2021 meeting will be budget approval meeting.

Management met with CT Consultants regarding crack inside building 22 storage unit. MR Dreyer advised management to fill crack, and monitor it, possible settlement.

Management met with Cincinnati Bell regarding bringing Fiopics to Woodland Hills, they said they could do this for our community. We are waiting to hear back from them.

Pool Card reader has stopped working at the Clubhouse. Management is looking into some other options.

Updates:

Truck or treat is scheduled for October 30, 2021

CLOSED SESSION:

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

NEXT MEETING DATE: The next scheduled meeting is October 28, 2021 at 3.00pm @ the Clubhouse.