

**Woodland Hills of Southgate
Board Meeting Minutes
September 26, 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, and Jim Kasper. Donna Shultz, and Jim Cole. Nancy Caywood and Debbie Sumner were present on behalf of Towne Properties.

APPROVAL OF MEETING MINUTES: August 22, 2019 meeting minutes were approved.

OPEN DISCUSSION: None

COMMITTEE REPORTS:

Landscape: Dave Basinger gave a brief Landscape report, he shared various landscape projects they have worked on.

Finance: Donna Shultz reviewed August financials, everything was in order.

Clubhouse: Jim Kasper read the Clubhouse report for August, four rentals for the month of August generating total income of \$300.00.

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

August 2019

Income:	YTD	\$ 365,088.64
Expenses:	YT D	\$ 366,489.65
Bank Balance Operating Account:		\$ 156,186.68
Reserve Account Balance:		\$ 540,071.91

Year to date expenses that have been paid from reserve account total \$479,817.27

UNFINISHED BUSINESS:

Rental Amendment tabled.

Water damaged units.

NEW BUSINESS:

Management provided a quote for landscape from Fredericks Landscaping for work in the areas of 54-58 to sod and regrade. The Board approved the landscape bid for 54- 58 work.

Management provided the breakdowns from Jeff Flaherty Cardinal Engineering regarding the drainage bids. He provided a comparison chart for the four bids received of each contractor. The Board approved Steve Gray Construction for the drainage repairs.

Management provided the Board with information of another drainage problem between 52-54 management suggested Cardinal Engineering write the specs for the repairs. The Board approved Jeff Flarthy from Cardinal Engineering to write specs for the drainage work recommended.

CLOSED SESSION:

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

NEXT MEETING DATE: October 24, 2019 at 3.00 @ the Clubhouse.