

**Woodland Hills of Southgate
Board Meeting Minutes
January 23, 2020**

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, Jim Kasper, Jim Cole. Donna Schultz absent with notice. Nancy Caywood and Debbie Sumner were present on behalf of Towne Properties.

APPROVAL OF MEETING MINUTES: November 21, 2019 meeting minutes were approved.

OPEN DISCUSSION: Residents in attendance had various concerns.

COMMITTEE REPORTS:

Landscape: Dave Basinger reported he and Debbie met with Fred Hollman from Fredericks Landscape to look at the areas Dave has planned for enhancements in 2020. Dave submitted the quotes for board approval.

Finance: Donna Shultz did report to Judy McDowell prior to meeting, all financials were in order.

Clubhouse: **Jim Kasper** read the Clubhouse report for November reporting 10 rentals & December had 13 rental's generating income of \$1,725.00.

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

Finance:

December 2019

Income:	YTD	\$ 523,842.92
Expenses:	YTD	\$ 516,674.87
Bank Balance Operating Account:		\$ 148,814.91
Reserve Account Balance:		\$ 566,243.22

Year to date expenses that have been paid from reserve account total \$652,521.00 for 2019.

UNFINISHED BUSINESS:

Rental Amendment tabled.

NEW BUSINESS:

Management reported the following work has been completed: drainage work between 52-54, the ditch work at 54-58, the trash racks installed at building 58, the ditch work at the exercise room, the trash racks installed at exercise room. The downspout work at 62-64 has also been completed. There are more repairs to be made when weather permits.

Dave Basinger Landscape Chairman provided landscape quotes for board to review. The Board approved Proposal #23882 for multiple building enhancements. All in favor.

Management reported the new exercise equipment has been installed.

Management received a request for evening board meeting hours. The Board feels current 3.00pm hour works better for them at this time.

Management informed the Board of Christina Tierney's request to repair squeaky floor above her unit. However, taking the age of the buildings, the units not being sound proof, the squeak noise level, and the uncertainty of a structure issue due to the squeak not being a problem during the warmer months, the board did not approve the repair.

CLOSED SESSION:

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

NEXT MEETING DATE: February 27, 2020 at 3.00pm @ the Clubhouse.