

Woodbridge HOA Board Meeting **Minutes**

11/22/2020

Location: Zoom Call

Time: ~4PM-5PM

Meeting start time:

Members present:

Present:		Yes	No
Debbie	DeCrow	X	
Amy	Kraehmer		X
Sara	Labrador	X	
Nick	Uebelhor	X	
Blake	Robertson	X	

Quorum (51% or 3 of 5 Board members present) established:

- I. Review and Approve Board Meeting Minutes from Annual meeting:
Questions/additions? **Meeting called to order @ 4:08. Quorum is met at 4 members present. Minutes approved.**
- II. Treasurer's Report – **Treasurer provided financial report**
 - a. Latest Checking Statement: **Checking balance provided**
Forecasted checking balance by EOY provided
Savings Statement: **Savings balance provided**
 - b. Accounts Payable: **Reported**
 - c. Accounts Receivable: **Reported**
 - d. Outstanding Dues: Any news? **Reported. 3 residents are unpaid on annual HOA dues. Collections efforts underway.**
 - e. Additional Budget issues/Dues. **TBD upon pricing for retaining wall repair. Discussed retaining wall repair.**
 - f. When to send Yearly dues letters? **TBD**
- III. Annual Dues vote, keep the same or raise? Want to be based on above account and budget info, if not enough info we still have time (~2 weeks) to discuss.
- IV. Covenant rewrite – Meeting 11/16 IH Clubhouse and Zoom
 - a. Awaiting any additional feedback from homeowners this week. **No feedback from residents since meeting. Deadline Wednesday, 11/25. Sara to call specific residents who had most input at last meeting. Sara reported on discussion w/ Spence Law. Nick to review status of contract with current attorney.**
- V. 3 Lots on Lake Bridge Drive owned by Livitup Inc.
 - a. Sent follow up email 8-24. No updates...think we go ahead and get estimate for cost of pressure wash then will send that info to them as it will be included in annual invoice. **Need estimate for pressure wash of fence. Sara to contact vendor for pricing.**
- VI. Speeding and Safety Concerns
 - a. Traffic study not enough speeding? One was below limit for action by 2 mph. **Sara to provide report to be provided to the residents.**
- VII. Committee Reports
 - a. Communications

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- i. Nextdoor
- ii. Facebook
- iii. Website:
- b. Grounds
 - i. Stormwater/Swamp Concerns:
 - 1. 11-19 email says 3rd party contractor will be out after Thanksgiving.
 - ii. Painting of street signs? Voted yes, Moved to spring for 2021 budget. Approximate \$2,500 for street signs and mailboxes. Must send opt out option.
 - iii. Alleyway and Alleyway retaining wall repair...suggest make part of 2021 budget, with Livitup approval, new estimates needed. An attempt was made A&W (Nick), no response. More quotes and options to be considered.
 - iv. Push again for city to pave alleyway when NCR construction is done. Ongoing.
 - v. Yard of the Month Program—Alayna- Fall/Halloween selection made. Holiday/Christmas next. Alayna doing a great job.
- c. ARC and Covenant
 - i. Outstanding requests for review: No
 - 1. Communication needed on HOA approval and guidelines for approval. Pdf on website needs to be scanned for approvals (need more communications on this?)
 - ii. Status of Covenant Compliance:
 - 1. Grass/Yard and shrubbery concerns? Noted concerns have improved.
- d. Security
 - i. Camera at LBD extended entrance...received email they had to adjust a couple of weeks ago.
- e. Social
- f. Welcoming – Will inquire about additional residents to support as sub-committee.
 - i. New member update.
 - ii. Welcoming baskets.

VIII. New Business

- a. Next Board meeting date: 2nd week in January. Before Annual – 2nd Tuesday in February Location: TBD

Will be available for Zoom meeting to discuss any specific items needed.

Adjournment time: 5:40pm