

Woodbridge HOA Board Meeting Minutes

02/03/2021

Location: Zoom Call

Time: ~6PM-7PM

Meeting start time: 6:07

Members present: 3

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

Quorum (80% or 4 of 5 Board members present) established:

- I. Review and Approve Board Meeting Minutes from 11-22 meeting: **Approved**
 - a. Questions/additions?
- II. Treasurer's Report

2021 Dues Collection: Outstanding: 6

 - a. Latest Checking Statement: **\$21,442.78**
 - b. Savings Statement: **\$22,667.19**
 - c. Accounts Payable: **State Farm Insurance Annual Bill/Common Areas: \$2,468, motion to pay approved.**
 - d. Accounts Receivable: **\$1,000 collection on outstanding dues**
 - e. Outstanding Dues 2020: Any news? **\$1000 pending due on unpaid dues**
 - f. Additional Budget issues/Dues **Increased budget for MLGW. All items should not change. Budget needed for retaining wall. Seeking quotes.**
- III. Covenant rewrite – **No update since last meeting**
 - a. Has the proposed covenant document been handed over to Spence Law? **No discussion with other counsel**
 - b. We have permission to proceed from DRM. **No contact. Can take to other attorneys if desired.**
- IV. 3 Lots on Lake Bridge Drive owned by Livitup Inc.
 - a. Sent follow up email 8-24. No updates. Nick going to come up with Invoice for Livitup Inc., need pressure wash costs, due date 02/28/21? **Need invoice from fence cleaning. Nick to forward to Livitup.**
- V. Speeding and Safety Concerns
 - a. Any additional info? Was report provided to residents? **Make copies available of the Lakeland Speed Survey at annual meeting.**
- VI. Committee Reports
 - a. Communications – **No updates**
 - i. Nextdoor
 - ii. Facebook
 - iii. Website:
 - b. Grounds
 - i. Stormwater/Swamp Concerns: **Some work done, but not sufficient. Nick to contact for additional work to be done in the spring.**

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1. 3rd party contractor came, filling holes and tiling added.
2. Is it enough? Resident reports still too soggy.
3. Also reports, 3rd party contractor to return in spring, need to follow up with pipeline.
- ii. Painting of street signs/mailboxes? Move forward after Annual Meeting? **Moving forward with painting of street signs/mailboxes after annual meeting. All to be painted. Residents who does not want their box painted must opt out. \$2,500 already budgeted.**
- iii. Alleyway and Alleyway retaining wall repair... A&W (Nick), too busy cannot do the work. Need pictures and quotes. **Blake to provide pictures. Seeking additional quotes**
- iv. Push again for city to pave alleyway when NCR construction is done. **Nick to talk to Wesley about paving the alleyway**
- v. Yard of the Month Program—Alayna- Starts again in March/April. **Alayna doing a great job! Thanks Alayna**
- c. ARC and Covenant
 - i. Outstanding requests for review: No **Some residents moving forward with projects w/o Board approval**
 1. Communication needed on HOA approval and guidelines for approval. Annual meeting reinforce Pdf on website needs to be scanned for approvals
 - ii. Status of Covenant Compliance:
 1. Any concerns current? **Concern about house with un-slightly and torn blinds facing the front street. Nick to address.**
- d. Security
 - i. Camera at LBD extended entrance...received positive feedback from residents with recent break-ins. Request more data before Annual meeting? **Review camera angle to make sure image is useable.**
- e. Social
- f. Welcoming
 - i. New member update.
 - ii. Welcoming baskets? Are we still doing? **Discontinued for now. Ask at meeting for volunteers.**

VII. New Business

- a. Next Board meeting date: After Annual Meeting Location: TBD
- b. Motion to seek volunteers to replace Amy who has had no Board participation or communications. **Will inquire about candidates at annual meeting.**

Adjournment time: 7:16