

Woodlake Homeowners Association

C/O C & C Property Management

DocuSigned by:

Julie A. Broussard

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1/23/2024 | 9:54 PM PST

Board of Directors Meeting

ONLINE Meeting held on Zoom:

www.zoom.us/join

Meeting ID: 818 6015 3551, Passcode: 920438

Minutes

April 26th, 2022, 6:30 p.m.

1. Call to Order 6:30

Quorum Established

- 2 Directors present: Mike Miller, Vice President. Frank Horsley, Secretary/Treasurer. Absent: Bob Dewald, President,.

Open Forum

- Owners forum held at commencement of this meeting. Owners appeared to discuss open violations,

2. Open Business

Security Systems – Status -

- Mr. Miller gave a report on the operation of the cameras. System is up and running now with new cameras operating as expected. The Board discussed creating a protocol for members to make requests for footage. This was discussed in New Business.

Common Area Landscaping– Status -

- Manager reported that tree work in the lake area was completed. Total cost of project was \$14,700. Board determined the job was done well. Motion to ratify made, seconded and approved unanimously.
- The proposal to clear the street trees to enable the cameras system to operate properly was also ratified. Total cost of this contract was \$2590.

Reserve Study -

- Manager advised that current reserve company has closed, and an alternate vendor provided proposal to complete the study. Board approved Association Reserves Inc. Total cost of project was \$1690.00.

3. New Business

Security Policy -

- Manager presented a draft policy to provide a general disclaimer that the camera system is in operation, and provide a means by which members can request footage if they are a victim of crime. Board made changes to the draft adding more contact information and that members shall provide their own media for any desired footage from the system.

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Executive Session Meeting Topics Included:

Architectural Submissions

- The Board reviewed numerous architectural applications.

Collection Matters

- Collection Report & Actions Reviewed by Board..

CC&R Enforcement Hearings

- Hearings held for members with ongoing violations
 - o The board reviewed homeowner responses sent in response to their CCR violations. Records were updated to reflect these responses.
 - o Board heard requests for fine waivers.

Minutes Submitted by:

Rich Cardosi, C&C Property Mgt.