

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

January 24th 2023, 6:30 p.m.

- **Call to Order 6:30**

- Quorum Established

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

- Open Forum

- Owners forum held at commencement of this meeting. Owner appeared to discuss an architectural application for relandscaping front yard. This case was also discussed in executive session.

- **Minutes**

- October 25th 2022 Meeting

- Motion to approve minutes as written was made, seconded, and approved with all in favor.

- **Financial Reports**

- Through December 2022

- Motion to approve reports as presented was made, seconded, and approved with all in favor.
- The Board approved the renewal of the CD at Umpqua bank. Motion to purchase \$80,000, 7 month CD at 3 ½% seconded and approved unanimously.

- **Open Business**

- Security Systems – Status -

- Mr. Dewald gave a report on the current operation of the cameras. The Board approved an upgrade to replace the older “spaceship” multi lens camera on Gulf Drive. Proposal to perform all needed upgrades was approved with all in favor. Cost for this phase: \$8883.24

- Common Area Landscaping– Status -

- Manager reported that landscape work is being performed to standards. Board noted that several of the city-maintained trees interfere with the line of sight for the cameras. Manager contacted public works requesting that these trees be either trimmed or removed. Board reviewed a bid to do this work, but will wait to see if City will perform this job without cost to the HOA.
- The Board is considering the replacement of the short sections of metal fencing following the advice of the PD to aid in keeping trespassers out of the lake area. Bids are being obtained to increase the height from 3 feet to 5 or 6 feet.

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- Manager installed new signs authorized by the Board at the last meeting, one in English and one in Spanish, in the park to announce that the FFPD recently posted a PSA stating that the lake area is off limits for public activity and warning that the areas are being monitored by a camera system.

Reserve Study -

- Board reviewed new reserve study from Association Reserves Inc. This new study contains an updated analysis of the common area property including all the new camera equipment.

● **New Business**

Budget 2023 -

- Manager presented a new draft budget for the Boards' review. Board determined that there is no need for a change to the assessments at this time as the HOA is fully funded. The new budget and disclosure packet will be sent out to the membership. Motion to approve budget at \$40 per unit, per month, was made, seconded, and approved with all in favor.

Executive Session Meeting Topics Included:

Architectural Submissions

- The Board reviewed an architectural application for relandscaping the front yard of a home as discussed in open forum. Project was approved with conditions..

Collection Matters

- Collection Report & Actions Reviewed by Board..

CC&R Enforcement Hearings

- Hearings held for members with ongoing violations
 - The board reviewed homeowner responses sent in response to their CCR violations. Records were updated to reflect these responses.
 - Board authorized two cases of unpaid fines to be progressed to small claims court.

Minutes Submitted by:

Rich Cardosi, C&C Property Mgt.