

## Woodgate Terrace Homeowners Association Inc

Board of Directors Meeting Minutes

April 24, 2019

March Meeting canceled

Dick Thompson's Home

4:30 PM

Meeting was called to order at 4:30 p.m. by Dick Thompson. Quorum of the Board of Directors established. Minutes taken and transcribed by Virginia Johnson.

**Board members present:** Dick Thompson and Lonnie Tyler and Brad Pierce

**Board Members absent and excused:**

**CPMG Staff:** Virginia Johnson, Association Manager

**Contractors:** None

**Homeowner Forum:** 1 homeowners in attendance

### Approval of Meeting Minutes:

- **Motion:** To approve the February 27, 2019 meeting minutes as written was made by Lonnie Tyler, seconded by Brad Pierce and passed unanimously.

### Association Manager's Report:

Virginia provided update on daily operations.

- **Discussion:** all questions on the Reserve Study were answered when Dick Thompson reached out to Brian McCaffery.
- **Discussion:** to engage Moeller Graf as Association Attorneys was made by Brad Pierce, seconded by Lonnie Tyler and passed unanimously.
- **Discussion:** Candy Thompson reported that the winners of Aurora Neighborhood Beautification Grant will be notified early to mid-May.
- **Discussion:** The current 1985 service agreement with Comcast was reviewed.
- **Discussion:** The CPMG disclosure that we are currently using Homewise Docs for realtor's paperwork on closings which allows buyers and sellers to order documents a la cart was discussed.
- **Motion:** to approve the New Service agreement with Comcast was made by Dick Thompson, seconded by Brad Pierce and passed unanimously.
- **Motion:** to approve the 2019 Comcast Compensation Agreement was made by Dick Thompson, seconded by Brad Pierce and passed unanimously.
- **Discussion:** Landscape walk will be done on May 13, 2019 at 10:30 am
- **Discussion:** Board requested that CPMG get cost of conditional reports for cement and asphalt.

### Financials/Legal:

- **Motion:** To accept the February 2019 financials as prepared by CPMG, subject to audit, was made by Brad Pierce, seconded by Dick Thompson and passed unanimously.  
**Review:** The Attorney Status Report was reviewed  
**Motion:** to write off balance of Homeowner ledger due to settlement agreement was made by Lonnie Tyler, seconded by Brad Pierce and passed unanimously.

### Action Outside of a Meeting:

- Landscape Contract with Supreme Commercial approved

**Board Reports:** None

**Architectural:** None

**Hearings:** None

**Next Board Meeting-** May 22, 2019 5:00 PM

**Adjournment:** 5:30 p.m.