

Woodgate Terrace Homeowners Association Inc

Board of Directors Meeting Minutes

Meeting held at Pool and Zoom

August 17, 2022

Prior to Annual Meeting

Meeting was called to order at 5:00 PM 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 Stephanie Chauny

Board Members absent and excused: Lonnie Tyler

CPMG Staff: Virginia Johnson, Association Manager

Contractors: None

Homeowner Forum: 0 homeowners in attendance

Approval of Meeting Minutes:

- **Motion:** To approve the July 20, 2022 meeting minutes as written was made by Stephanie Chauny, seconded by Dick Thompson and passed unanimously.

Association Manager's Report:

Virginia provided update on daily operations.

- **Discussion:** the board discussed the bid from Academy Arborists and placed on hold for now
- **Motion:** to approve the Supreme Commercial 2022-2023 snow contract was made by Dick Thompson, seconded by Stephanie Chauny and passed unanimously.
- **Motion** to adopt the state required Resolution to cap interest rates at 8% was made by Dick Thompson, seconded by Stephanie Chauny and passed unanimously.
- **Motion** to adopt the state required revisions to the Conduct of Meeting Policy was made by Dick Thompson, seconded by Stephanie Chauny and passed unanimously.
- **Motion** to adopt the state required revisions to the Covenant Enforcement Policy was made by Dick Thompson, seconded by Stephanie Chauny and passed unanimously.
- **Motion** to adopt the state required revisions to the Collection Policy was made by Dick Thompson, seconded by Stephanie Chauny and passed unanimously.

Financials/Legal:

- **Motion:** To accept the July 2022 financials as prepared by CPMG, subject to audit, was made by Stephanie Chauny, seconded by Dick Thompson and passed unanimously.
- **Review:** The Attorney Status Report was reviewed
- **Motion:** to accept the draft audit for 2020 was made by Dick Thompson, seconded by Stephanie Chauny and passed unanimously.
- **Motion:** to approve the 2021 engagement from Weidner for audit and taxes

Action Outside of a Meeting: None

Board Reports:

Architectural: None

Hearings: None

Next Board Meeting- September 21 2022 –budget workshop

Adjournment: 5:15 p.m.