

Woodgate Terrace Homeowners Association Inc

Board of Directors Meeting Minutes

September 15, 2021

3:00 PM

Meeting was called to order at 3:00 p.m. by Dick Thompson. Quorum of the Board of Directors established. Minutes taken and transcribed by Virginia Johnson.

Board members present: Dick Thompson, Lonnie Tyler and Stephanie Chauny

Board Members absent and excused:

CPMG Staff: Virginia Johnson, Association Manager

Contractors: None

Homeowner Forum: 0 homeowners in attendance

Approval of Meeting Minutes:

- **Motion:** To approve the August 15, 2021 meeting minutes with corrections was made by Lonnie Tyler, seconded by Stephanie Chauny and passed unanimously.

Association Manager's Report:

Virginia provided update on daily operations.

- **Motion:** to 2022 with an increase of a little less than 10% (Townhomes Increase \$32.00 per month from \$324.00 to \$356.00 and Patio Home increase \$18.00 per month from \$182.00 to \$200.00) was made by Stephanie Chauny, seconded by Dick Thompson and passed unanimously. This was communicated to the homeowners at the annual meeting in August 2021. The budget will be presented to the homeowners at a noticed meeting on October 20, 2021 at CPMG Offices.
- **Motion:** to approve the 2022 CPMG Contract for a total cost of 14,832.00 was made by Stephanie Chauny, seconded by Dick Thompson and passed unanimously.

Financials/Legal:

- **Motion:** To accept the August 2021, financials as prepared by CPMG, subject to audit, was made by Lonnie Tyler, seconded by Stephanie Chauny and passed unanimously.
- **Review:** The Attorney Status Report was reviewed

Action Outside of a Meeting:

- Additional work for Liftech at units identified at the annual meeting

Board Reports:

Architectural: None

Hearings: No one present

Next Board Meeting- September 15, 2021 –

Adjournment: 4:15 p.m.