

Woodgate Terrace Homeowners Association Inc

Board of Directors Meeting Minutes

September 26, 2018

Dick Thompson's house

5:00 PM

Meeting was called to order at 5:00 p.m. by Dick Thompson. Quorum of the Board of Directors established. Minutes taken and transcribed by Virginia Johnson.

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

Election of Officers:

- **Motion:** to have Dick Thompson serve as President ; Lonnie Tyler to serve as Vice President and Brad Pierce to serve as Treasurer for the 2019 year was made by Lonnie Tyler, seconded by Brad Pierce and passed unanimously.

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, 2018 meeting minutes as written was made by Brad Pierce, seconded by Lonnie Tyler and passed unanimously.

Association Manager's Report:

Virginia provided update on daily operations.

- **Motion:** to approve the 2019 Budget with a 5% increase was made by Dick Thompson, seconded by Lonnie Tyler and passed unanimously. Patio homes will pay \$182.00 and Townhomes will pay \$324.00 beginning January 1, 2019.
- **Discussion:** to communicate with homeowners that the 2019 budget will be presented at the next board meeting on Oct 24, 2019 at CPMG.
- **Motion:** to approve the R3NG repair bid for damage to roofs and skylights for a total cost of \$7,700.00 and not do the vent caps but just shingles and skylights was made by Dick Thompson, seconded by Lonnie Tyler and passed unanimously.
- **Discussion:** The board is interested in updating the 2016 Reserve Study and CPMG will ask for a bid to update the study.
- **Motion:** to approve the CPS gutter cleaning bid for a total cost of \$800.00 was made by Dick Thompson, seconded by Lonnie Tyler and passed unanimously.
- **Motion:** to renew the CPMG Contract for 2019 was made by Brad Pierce, seconded by Lonnie Tyler and passed unanimously.
- **Review:** the board reviewed the work orders and the violations report for the month.

Financials/Legal:

- **Motion:** To accept the August 2018 financials as prepared by CPMG, subject to audit, was made by Dick Thompson, seconded by Brad Pierce and passed unanimously.
- Review:** The Attorney Status Report was reviewed

Board Reports: None

Architectural:

- **Motion:** to approve ac request from 4814 S Eagle to install a new roof was made by Lonnie, seconded by Dick Thompson and passed unanimously.
- **Motion:** to approve ac request from 4863 S Eagle to install new windows was made by Brad Pierce, seconded by Dick Thompson and passed unanimously.

Hearings: None

Next Board Meeting- October 24, 2018 at CPMG Budget Presentation

Adjournment: 6:20 p.m.