

Woodgate Terrace Homeowners Association Inc

Board of Directors Meeting Minutes

Held via zoom

October 18, 2023

9:00 AM

Meeting was called to order at 9:00 a.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: None

CPMG Staff: Virginia Johnson, Association Manager

Contractors:

Homeowner Forum: 0 homeowners in attendance

Approval of Meeting Minutes:

- **Motion:** To approve the August 11, 2023 meeting minutes as written was made by Dick Thompson, seconded by Lonnie Tyler and passed unanimously.

Association Manager's Report:

Virginia provided update on daily operations.

- **Motion:** to renew the CPMG 2024 contract with no increase was made by Lonnie Tyler, seconded by Dick Thompson and passed unanimously.
- **Discussion:** the 2024 Meeting schedule was reviewed and approved and will be published to the web site for reference.

Financials/Legal:

- **Motion:** To accept the August 2023, September 2023 financials as prepared by CPMG, subject to audit, was made by Stephanie Chauny, seconded by Lonnie Tyler and passed unanimously.
- **Motion:** to approve resolution to forgive operating debt due to reserves for \$33,344 for the year 2022 was made by Stephanie Chauny, seconded by Lonnie Tyler and passed unanimously.
- **Review:** The Attorney Status Report was reviewed

Action Outside of a Meeting:

- AC request 4823 E Eagle Cir – staining fence
- AC request 5045 S Elkhart St new fence
- Approve the 2024 Budget with a 10% increase

Board Reports:

Architectural:

Hearings: None

Next Meeting: Budget Presentation to Homeowners 10.18.23 at 5:00PM

Next Board Meeting- January 17, 2024

Adjournment: 9:40 a.m.