

## Woodgate Terrace Homeowners Association Inc

Board of Directors Meeting Minutes

2022 Budget Presentation Meeting

October 20, 2021

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, Lonnie Tyler and Stephanie Chauny

**Board Members absent and excused:**

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

**2022 Budget Presentation was made with 1 homeowner present** – This was originally communicated to the homeowners at the annual meeting in August 2021. No questions or objections to the approved budget so the 2022 budget (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 deemed approved

**Contractors:** None

**Homeowner Forum:** 1 homeowners in attendance

### Approval of Meeting Minutes:

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

### Association Manager's Report:

Virginia provided update on daily operations.

- **Motion:** to approve the gutter cleaning proposal for a total cost of 945.00 after the leaves fall and Tony completes a few work orders was made by Lonnie Tyler, seconded by Dick Thompson and passed unanimously.
- **Discussion:** Painting the townhomes was discussed by the board. Stephanie will take the lead on proposing some different colors for the painting cycles and bring samples to next board meeting.

### Financials/Legal:

- **Motion:** To accept the September 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:** None

**Board Reports:**

**Architectural:** None

**Hearings:** No one present

**Next Board Meeting-** January 2022 –

**Adjournment:** 5:15 p.m.