

**Woodgate Terrace Homeowners Association Inc**

Board of Directors Meeting Minutes

Presentation of 2020 Budget

November 20, 2019

CPMG Office

5:00 PM

Meeting was called to order at 5:03 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

**Board Members absent and excused:** Brad Pierce

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

**Contractors:** None

**Homeowner Forum:** 1 homeowners in attendance

**Presentation of 2020 Budget with no increase:**

The budget was accepted when 51% of homeowners did not attend and veto.

**Approval of Meeting Minutes:**

- **Motion:** To approve the October 16, 2019 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.

- **Review:** the 2018 draft Audit was accepted.
- **Motion:** to approve the Weidner and Associates letter of Representation for 2018 Audit was made by Lonnie Tyler, seconded by Dick Thompson and passed unanimously.
- **Motion:** To approve Weidner and Associates engagement letter for 2019 was made by Dick Thompson, seconded by Lonnie Tyler and passed unanimously.
- **Discussion:** The Homeowner that made the request for sharing the cost of the fence has asked the board for the denial in writing. He is interested in speaking with the board. (Notes from last meeting: A request from a neighboring home to the property 14596 E Wagon Trail Pl to share the cost of replacing the fence was discussed. Other requests similar to this have been presented in past years and the answer remains that these fences are not the responsibility of the association. They do not sit on association land per the original plats.)

**Financials/Legal:**

- **Motion:** To accept the October 2019 financials as prepared by CPMG, subject to audit, was made by Dick Thompson, seconded by Lonnie Tyler and passed unanimously.
- Review:** The Attorney Status Report was reviewed

**Action Outside of a Meeting:**

- AC request from 4975 S Eagle Circle for windows

**Board Reports:** None

**Architectural:** None

**Hearings:** None

**Next Board Meeting-** January 15, 2020 at Dick Thompson's house Meeting.

**Adjournment:** 5:35 p.m.