

Woodgate Terrace Homeowners Association Inc

Board of Directors Meeting Minutes

Held at Community Pool

July 19, 2023

Meeting was called to order at 3:33 PM 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: None

CPMG Staff: Virginia Johnson, Association Manager

Contractors:

Homeowner Forum: 0 homeowners in attendance

Approval of Meeting Minutes:

- **Motion:** To approve the May 17, 2023 meeting minutes as written was made by Lonnie Tyler, seconded by Dick Thompson and passed unanimously.

Association Manager's Report:

Virginia provided update on daily operations.

- **Discussion:** regarding the asphalt project for 2023 – the prices have gone up. The board reviewed the bid and requested that contractor revisit the bid and look at perhaps a phased approach and multi-year project –
- **Discussion:** board would like to add an additional contractor to assist with the backlog of work orders.
- **Discussion:** still waiting for arborist to send insurance information so we can complete the stump removal – we will follow up again

Financials/Legal:

- **Motion:** To accept the June 2023 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: None

Board Reports:

Architectural:

- **Motion:** to approve 4863 AC request for a new roof due to hail damage was made by Dick Thompson, seconded by Stephanie Chauny and passed unanimously.

Hearings: None

Next Board Meeting- In person at Pool - August 16 2023 4:30 PM prior to the annual meeting

Adjournment: 4:40 p.m.