

## Woodsman Condo HOA Board Meeting

January 19, 2022

Meeting was called to order by Rosemary Walzem {Board President} via zoom.

Attendance: Judy Been, Tom Wilson, Beverly Wilson and Toni Myers.

Toni went over minutes from last meeting to approve, but we didn't have them as I didn't attend and didn't take minutes.

Toni, printed a packet for each of us with all the budget, bank information. She went over the budget with us. What we had in Operating Expense, Total in Operating Income. and our Net Income.

Went over expense distribution, show all our expenses. Discussed Delinquency. Have one that continues to be a month or two behind, but catches up plus late fees. #21.

Rosemary suggested moving some money to an Operating Account. Start new operating account with \$10,000. Toni will do that with Prosperity Bank with Rosemary and Judy as signers.

Toni then discussed Management Contract. Beal Properties ask to consider going up on fees from \$500 to \$600 a month. The board members will discuss and if agreement, Rosemary will sign contract and return to Beal Properties.

Management Report: Last board meeting we gave Toni a list of violations and needed work to look into. Violations have been taken care of except there is 4 still in progress. Waiting till Spring to plant grass behind #21, pulling up untidy garden and putting back to grass.

Old Business: #62 fixing drain spout. Was decided just to buy a piece of black tubing to place on down spout. Painting carports. Wait till the Spring when warmer to start. Use roller to apply paint, so as not to get on cars. Put notices out before work is to start.

New Business: Annual Meeting- With covid, what we want to do about annual meeting. We need to decide in our next board meeting in April. If we want to hold in person or send out Annual Packet. Rosemary wants all the improvements that have been done to be included in the packet. We discussed lighting; if everyone was happy with all the new lighting. Talked about security cameras. Judy wanted Toni to contact Gutter people, to come clean the gutters.

Special Projects: Power washing our sign out front. Painting carports. Landscaping. Look at concrete work for the driveway on the Deacon side and then look all concrete work around whole complex. Toni said that Persia Burgess is working with Freddie to do more work on the sidewalk by #7.

We discussed the dog poop signs someone put out front by the road. Judy had said they didn't look nice, so Tom will pick up and put them in the HOA shed.

New Business: Rosemary ask about solar programs. She also wanted to see if Tesla wants to put power station up front. Rosemary would also like to see what it might cost to run gas to the complex. After last year hard freeze for a week. Toni said she would look at getting prices for gas.

Last order of business was to set date for April Board meeting: April 20<sup>th</sup> at 5:30pm at the Beal Properties location on University Drive.

Rosemary adjourned the meeting.