

Parkside at Woodbridge HOA

Minutes of the September 2011 HOA Meeting

September 19th 2011, at Carolyn's home

Minutes taken by Fergus Stewart

Present

- Mike Gordon – Kappes Miller Management mgordon@kappesmiller.com
- Fergus Stewart – HOA President
- Carolyn Kitchens – HOA Treasurer

Mike opened the meeting at 6pm.

August financial statement

We funded the reserve, and remain up to date on reserve contributions.

After Mike disputed the invoice for painting the shingles on one building in NE 67th Way, we received a \$500 reduction, so that we paid \$4306.26.

We have \$564.24 in receivables.

We spent \$1497.19 to repair the roof and gutter on 18874 NE 67th Way.

There was an additional expense of \$675 under pest control, to remove wasp's nests from outside a unit on 188th PI NE.

We are operating well, compared to budget. We are slightly over the budget, but we're in the summer watering season, which creates a significant seasonal spend on water.

At the next meeting, we'll start planning for next year's budget.

Landscaping contract

ProGrass are now doing the landscaping and it seems to be working well. They started on Sept. 7th. Rich were terminated without any problems, and we have not paid in lieu of notice.

We have noticed overwatering in the evenings. Mike will check with ProGrass on this.

Martin's lawn

Martin did not attend this meeting. We will not do any work on Martin's yard without his involvement.

Gutter cleaning

We'll do this in December. Mike has a quote that is slightly below the budgeted amount.

Next Meeting

The next board meeting will be on October 17th, at 6pm, at Carolyn's home, 18874 NE 67th Way, Unit 103.