

Parkside at Woodbridge HOA

Minutes of the March 2012 HOA Annual General Meeting

March 26th 2012, at Carolyn's home

Minutes taken by Fergus Stewart

Present

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

Mike opened the meeting at 6pm.

Annual General Meeting

With four proxies, and two attendees, we had a quorum, so the AGM was a success.

There were no candidates for the third seat on the board.

February financial statement

We funded the reserve, for February, and also for October of last year. There is one 2011 payment outstanding, which we may also catch up.

We now have over \$90,000 in the reserve, which we believe is now healthy.

We have \$82.40 receivables, and \$1,175 in prepays.

There are no other items of note in the financial statement.

Wireless fire alarms, to replace telephone lines

Phase 1 started their fire alarm trial last Saturday.

The wireless alarm proposal looks interesting. Fergus needs to finish up review of the proposal for us.

Fire alarm testing

The annual fire alarm test was completed. There was one building that the inspectors couldn't get into, but that may be OK; we'll receive confirmation from the fire dept within a week or so.

Landscaping

A grass verge outside 18874 NE 67th Way has been torn up, by vehicles driving over it.

Mike will ask ProGrass what they recommend as a solution.

Martin's lawn

ProGrass will wait until mid-April and a stretch of dry weather, to evaluate how to move forward with Martin's lawn.

We expect that Prograss will turn down some of the sprinklers, to reduce waterlogging.

We will keep this on the agenda until it's closed.

Next Meeting

The next board meeting will be on Monday April 23rd, at Carolyn's home.