

Parkside at Woodbridge HOA

Minutes of the February 2013 HOA Meeting

February 26th 2013, 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 6:15pm.

January financial statement

We contributed to the reserve, and we caught up the missed October 2012 contribution.

Mike informed us that the December 2012 phone charges were higher than usual, because we made up a payment that was not billed to us from March 2012.

There were no phone charges in January's financial statement, because we're now using the wireless fire alarm monitoring system. We have not seen any charge for disconnecting the phone lines.

We still haven't been billed for the tree trimming that was done late last year, but we should expect that at some point.

We had \$115.90 in receivables.

Landscaping

Monty is reworking the report with irrigation recommendations. We hope to have it by the next meeting. We must do any work before May, when the sprinklers start up.

Martin's lawn

We will keep this item on the agenda, and actively monitor the health of the lawn.

Reserve Study

We have a \$2,300 quote from Kappes Miller, with a promise to beat any lower quote by 5%. We are awaiting competitive quotes from Reserve Consultants and Association Reserves.

We will plan for touch up painting during the dry summer.

Next meeting

The next meeting will be on Monday, March 25th at 6:00pm.

This will also be the Annual General Meeting (AGM), which will start at 6:30pm. Fergus's position on the

board will be up for election, for a three year term. Fergus has agreed to stand for re-election to the position. We will notify all unit owners of the AGM by email, with a link to the proxy voting form.