

Parkside at Woodbridge HOA

Minutes of the March 2013 HOA Meeting

March 25th 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.

February financial statement

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

We paid \$1,643 for the tree trimming that was done late last year.

We had \$409.51 in receivables.

We are currently favorable relative to the budget, and have \$111,000 in the reserve.

Carolyn signed the tax return. No taxes due. Mike provided us a copy of the audit.

Landscaping

We received the water savings report. It appears to show significant potential savings on our annual landscape water bill of about \$5K, but it's hard to understand. We will make a walk through with the landscaper, at the next meeting, to better understand what's being proposed. We must do any sprinkler work before May, when the watering season begins.

Carolyn will make changes to her yard, at her expense. The grass will be replaced with low maintenance paving and plants. The design was done so that the ongoing maintenance cost will be no higher than it was before. This was approved by the board.

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.

Association Reserves proposed three different levels of service, based on how long they take to complete the study. If we are willing to wait eight weeks for the study to be completed, it will be \$1,670. Waiting the eight weeks is no problem, so we will do that, and achieve this lower price.

Building painting

We plan to do touch up painting during the dry summer months. Mike will look into which painter we'll use. Fergus has a leaking gutter that will be dealt with at the same time. He'll send Mike a photo of that.

Annual General Meeting

We didn't have a quorum for the meeting. The board appointed Fergus to another three year term, through 2016.

Next meeting

We will move all future meetings to Mondays. The next meeting will be on Monday, April 29th, at 6:00pm.