

Woodridge Terrace Homeowners Association
Board of Directors Meeting
October 21, 2009

Meeting Minutes

Homeowner Forum-Ms. Rice and Jan Bush both attended the meeting. Ms. Bush would like to have bushes planted in her rock bed area, Ann Kennedy suggested euonymus, an evergreen. Dave Early or Anne Setnor will look at the area.

Meeting called to order by President Charlie Freeman. Those board members attending the meeting included Nancy Dryden, Ross Kirby, Irene Rogers and Ann Kennedy.

Meeting minutes from the September 09 meeting were reviewed. It was moved by Nancy Dryden to accept the minutes as prepared. Second by Ann Kennedy. Motion approved.

Committee Reports

Architectural-There's been a couple of requests from homeowners to replace windows, these requests were approved.

Building-We will look to have the metal fence painted and repaired. A contract will be sought.

Clubhouse-We will have motion detectors installed in the baths and the hallway.

Social-No Report

Pool-Had will be working on the pool decking removing the wood spacers and caulking them

Landscape-Pruning has begun on the trees. We have questions on the pet care people removing waste at Night.

Security-No Report

Welcome-No Report

Business

- A. Budget 2010-A draft was given to the Board to review. Earl Johnson will continue to talk to Charlie Freeman on the reserve issues and expenditures for next year and prior to the next meeting update the budget and send copies to the other members of the Board. We will need to approve the budget in the month of November.
- B. Concrete Repairs-Charlie Freeman indicated to the Board members that there are areas that need concrete repairs and that if we could do them maybe this year. These areas will be looked at and a proposal sought.

Financial Report-As of the end of September 09, we have \$87,395.00 in reserves, with one more reserve expense coming in November to handle the tree pruning. Currently, we are under budget by \$5553.00.

Delinquencies-Currently, we have \$2274.75 in outstanding money owed to the Association. This amount is for just three homeowners.

There being no further business to discuss, the meeting was adjourned. Motion by Nancy Dryden and second by Ross Kirby.