

Woodgate Terrace Homeowners Association Inc

Board of Directors Meeting Minutes

Held via zoom

March 20, 2024

3:00 PM

Meeting was called to order at 3:00 p.m. by Dick Thompson. Quorum of the Board of Directors established. Minutes taken and transcribed by Virginia Johnson.

Board members present: Dick Thompson, Lonnie Tyler and Stephanie Chauny

Board Members absent and excused: None

CPMG Staff: Virginia Johnson, Association Manager

Contractors:

Homeowner Forum: 0 homeowners in attendance

Approval of Meeting Minutes:

- **Motion:** To approve the January 17, 2024 meeting minutes as written was made by Dick Thompson, seconded by Stephanie Chauny and passed unanimously.

Association Manager's Report:

Virginia provided update on daily operations.

- **Motion:** To approve the A1 asphalt bid for spring 2024 was made by Dick Thompson, seconded by Stephanie Chauny and passed unanimously.
- **Motion:** to open the VMS owner portal June 1, 2024 for a pass through cost of \$15.00 was made by Dick Thompson, seconded by Lonnie Tyler and passed unanimously.
- **Discussion:** Dick and Lonnie shared key learnings from CPMG Insurance workshop. Board is interested in getting a bid from Moeller Graf and a resolution to ban Barbeque grills and wood burning fireplaces.
- **Discussion:** the board will schedule the annual spring walk with landscaper.

Financials/Legal:

- **Motion:** To accept the January 2024 and February 2024 financials as prepared by CPMG, subject to audit, was made by Stephanie Chauny, seconded by Dick Thompson and passed unanimously.
- **Review:** The Attorney Status Report was reviewed

Action Outside of a Meeting:

- Leak Detection and repair of broken line of townhomes
- AC request for 4804 New roof

Board Reports:

Architectural:

Hearings: None

Next Meeting: May 15, 2024

Adjournment: 4:05 p.m.