

**Woodgate Terrace Homeowners Association Inc**

Board of Directors Meeting Minutes

Held at Community Pool

July 17, 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:** None

**Homeowner Forum:** 0 homeowners in attendance

**Approval of Meeting Minutes:**

- **Motion:** To approve the May 15, 2024 meeting minutes as written was made by Lonnie Tyler, seconded by Stephanie Chauny and passed unanimously.

**Association Manager's Report:**

Virginia provided update on daily operations.

- **Motion:** to approve the Sign and Flag Policy was made by Dick Thompson, seconded by Lonnie Tyler and passed unanimously.
- **Motion:** to approve the bid from Moeller Graf to update the collection policy for 2024 for a total of \$320 with an update in 2025 and 2026 if needed was made by Lonnie Tyler, seconded by Stephanie Chauny and passed unanimously.

**Financials/Legal:**

- **Motion:** To accept the May 2024 and June 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:**

AC request 14799 – New Roof  
AC Request 4823 New Roof  
AC Request 4843 New Roof  
City of Aurora Landscape Grant  
Weidner Engagement for 2024 Audit and Taxes  
Weidner 2023 Draft Audit  
Weidner Governance Letter

**Board Reports:**

**Architectural:**

**Hearings: None**

Minutes approved 8.21.24

**Next Meeting:** August 21, 2024 **Prior to the Annual Meeting**

**Adjournment:** 5:15 p.m.