



Woodridge Townhomes Homeowners' Association

A meeting of the Board of Directors of the Woodridge Townhomes Homeowners Association was held on April 18th, 2024, at 5:30 PM via ZOOM.

Roll Call:

- a. Kim Douglass (Present)
- b. Lacey Flourney (Present)
- c. David Hood (Present by Proxy)
- d. Andy Hawes (Present)

Present from Property Professionals Association Manager: Laura Brown

Call to Order:

The meeting was called to order at 5:32 pm by Laura Brown.

Quorum:

With 4/4 of the board members present, a quorum was established.

Approval Action Items:

- A motion was made by Kim Douglass to approve the prior Board meeting minutes held on 1.15.24 as written. Seconded by Lacey Flourney. No discussion. Unanimously passed.

Board of Directors Update

- Management provided the Board members with Q2 education, including slideshows from the HOA Resource Center specific to Governing Documents and HOA Elections.

Financial Review

- Management provided Board members and owners with a present with Q1 financials, including a balance sheet and income statement.
 - Current Balance = \$8,944.91
 - Current Delinquencies = \$711.88 (not including special assessments due 4/1)
 - Status of Special Assessments (1st Half - \$4500) = \$28k owed

Maintenance Update

- Management presented Board members with previous estimates for the repair and replacement of the parking lot and the need for exterior repairs to meet the necessary requirements of our insurance company. Board members are actively seeking estimates for parking lot replacement and fence repairs.

Old Business

None presented.

New Business

None presented.

Adjournment

There being no further business to come before this meeting, it was motioned by Kim Douglass to adjourn at 5:58 PM. Lacey seconded the motion. No further discussion. Meeting adjourned.

Respectfully Submitted,

Laura K. Brown, Association Manager
Property Professionals