

Island Lake Woods Condominium Association

October 28, 2020

Agenda

- 1. Call to Order at 7PM (Moved from 5PM)**
Lora W, Richard E, Richard B and Trug C in attendance. Glenn's retirement
- 2. Election of Officers**
 - a. Richard Bartlett elected president, other officers remain in place
 - b. Switch to KS management, accounting method change, Lora happy with transition
- 3. Management Report**
 - a. Concrete replacement and lifting finished, money from reserved. Landscaper and snow through 2021. Lora will send management report. Utilities and other in report. Timber trail watering, to little early too much later. 27000 projected water bill.
 - b. Master Security proposed for clubhouse/beaches due to non-resident use.
- 4. Committee Reports**
- 5. Interim Action by Board**
- 6. Master Board**
- 7. Old Business**
 - Reserve study
(58,000 per annum) Trim and roof 2024, trim may be early issue due to poor priming. Money there if anything needs to be moved forward. Projected 307,000 reserve. In good shape.
Cement - cement repair/replacement, Some remaining concrete lifting. \$37000 for concrete work.
- 8. New Business**
 - 2021 Budget**
 - a. 2021 budget
 - i. Change in tree maintenance providers, Guardian tree. Dedicated tree care provider. Change from hourly charge, to per application for trellis rust (pear trees)

- ii. Blue spruce treatment – new expense**
- iii. MLP remains contractor for yard maintenance**
- iv. Roof budget is over, gutter is under**
- v. New financials log-ins for Richard B and TC**
- vi. Carry over budget, HOA monthly charge remains the same**
- vii. Will go over budget individually after it is sent out and approve in next couple of weeks. Budget will then go to homeowners.**
- viii. Newsletter suggested in place of a general meeting due to COVID.**

9. Adjournment - 8 PM