

# Island Lake Woods Condominium Association

## AGENDA

Wednesday, Sep 22<sup>nd</sup> 2021

16:00- 17:30 EDT?

Join Zoom Meeting

<https://us02web.zoom.us/j/83984646983>

1. CALL TO ORDER – Richard, Dick, Lora, TC – 4 PM
2. APPROVAL OF AGENDA - Approved
3. APPROVAL OF PREVIOUS MEETING MINUTES - Approved
4. COMMUNITY FORUM – Community members / Will put future meeting dates on the KS calendar
5. INTERIM ACTIONS BY BOARD OF DIRECTORS – No items
6. OFFICER REPORTS
  - a. President
    - i. Items from Master Board meeting –
      - No board meetings since June 30.
      - Repaint and repairs on Boathouse complete
      - Pool Closed since Labor Day
      - Non-residents on ILON property diminishing. One incident at North Park
  - b. Treasurer
    - i. Operations budget status
      - Balance sheet is in-correct due to reserve funds transfer mistake – Dick to work with Lora to correct.
      - Building exterior maintenance misc. expenses \$1764.
      - Gutter expense is running high. Irrigation backflow device test expense. On track with irrigation. May be running under-budget on water bill – TBD.
      - Gazebo roof to be done, add mail kiosk roof - Lora
    - ii. Reserve savings status
      - \$339, 000. balance
      - Discussion of laddering CDs – not possible at this time
    - iii. Capital spending plan review/status
      - Discussion on moving up trim painting/replacement to 2022. Lora to get estimates. See about cement board painting.
  - c. Secretary – Nothing to report
7. MANAGEMENT REPORT
  - a. Work order review/status
    - i. Everything completed, some new gutter issues with water overflowing. Continuing gutter maintenance and issues. Richard to sign contract for gutters.
  - b. Spring Walk-Thru Punch List review/status
    - i. A couple more garage doors to do.
  - c. Outstanding payments/collections
    - i. None

d. Violations, Variances, Delinquents

i. None

8. OLD BUSINESS

a. Landscape committee

i. Review quote from MLP for landscaping improvements to the backyards for several buildings on Timber Trail

- Met with MLP, did walk-through.
- PowerPoint review of Timber Trail sod/groundcover/tree issues from Richard. (Get separate tree removal quote) attach
- Voted and approved expenses to be paid from reserves. Richard to sign contract, confirm tree trimming.

9. NEW BUSINESS

a. Discuss the need for additional tree pruning/removal

i. Cut threatening trees on North side of Timber Trail. To be walked and tagged.

b. Review proposed agenda for 20 Oct Woods Association Meeting

- i. HOA meeting, push a week later Thurs Oct 27 7PM in the Boathouse
- ii. Draft agenda, Intro Richard, financials Dick, capital spending additions and accelerations Richard. Lora will talk administrative ex. Composite decking. Elections of officers.

10. ADJOURNMENT – 5:15

11. EXECUTIVE SESSION

a. No items planned for discussion