

Woodbridge Lake Homeowners Association Annual Meeting Minutes

1. The meeting started took place On Thursday, November 15 2018 at 6:40PM at the Commerce Township public library and was attended by 13 homeowners.
2. Board President Dan Behrend thanked everyone for coming and reported on the board's ongoing difficulty to secure a contractor to built the sign on the corner of South Commerce and Oakley Park.
3. Board Treasurer Don Fuller presented the budget:

a- Our development has 62 lots including 2 lots that makeup the Sutton Lane community septic field.

b- 32 lots have unrestricted access to Woodbridge Lake via the boat launch on Forest Crest.

c- 18 of the non lakefront lots have deeded boat slips at the floating dock, accessible off Governors Lane. These lots encompass the "Boat Club" and are subject to a mandatory annual assessment.

d- The 17 lots on Sutton Lane that use the community septic system are also subject to an annual mandatory assessment.

e- All 62 lots are assessed a mandatory general assessment; that assessment is waived for all board members, per association bylaws.

f- Association fiscal year is Jan. 1 – Dec. 31. We were significantly under budget in 2018:

I- electricity for the lake pump

II- landscape refresh at Oakley Park and South Commerce

g- No area where we were significantly over budget, however we had unexpected expenses which included:

I- removal of fallen tree on Sutton Lane community septic field, (big thank you to the Kimberlin's for minimizing cost by their efforts)

II- additional hours for lake harvester for removal of lily pads

h- We have a healthy cash reserve at the end of 2018, will decrease to about \$2,000 due to planned landscape maintenance at the corner of Oakley Park and South Commerce.

i- No dues increases are planned for 2019 however assessment notices will be mailed un late January with mid-March due date.

j- Two areas with large budget reductions:

I- lake well pump electricity (\$1,250)

II- Phragmites remediation (\$1,400)

k- One area with a large budget increase

I- landscape refresh at Oakley Park and South Commerce \$2,500

4. Dan Behrend reported that we have kept the same landscaper TKM and hired Bob Supreme to provide plowing services this winter.
5. The lake maintenance budget is anticipated to go down in expense.
6. Richard Allanson of Forest Crest asked, since the water level is higher will the harvester get closer to shore to pull the lily pads.
7. John Akouri of Governors Lane, shared that he has checked with DNR and we are permitted to cut Cattails, however, we are not allowed to pull their roots.
8. Don Fuller mentioned that he drove down to Watuga to check the overflow of the lake. The drain notch is clogged with branches and other natural materials that have collected there over time. The high lake level was a concern because some docks are close to water level. Richard and Don will try to move the debris and unclog the overflow when the lake freezes and they are able to walk on the ice and reach the drain area.
9. Richard Allanson thinks that we are about mid way in treating the Phragmites and requested that we should continue the treatment for the next few years.
10. Don Fuller explained that Blue Water has no equipment that can get them close enough to the Phragmites for spraying them. Don proposed to cut paths through the Cattails this winter and create access paths for Blue Water to come and spray the rest of the Phragmites in the spring.
11. Dan Behrend presented new business: we are working on redoing the sign on the corner of Oakley and S. Commerce. Don Fuller brought two sketches of two proposed designs as well as the dimensions of the proposed brickwork that will frame the sign. One of the designs was chosen by vote.

12. John Akouri raised the issue with a bent speed limit sign by his house. John also offered to have his landscaper trim an old tree by his house.
13. Lou Schwarts shared that they have been calling Oakland County to report a big pothole on Forest Crest, County workers came by and marked the hole for repair but never returned to do the repair.
14. The current board has been re-elected for another year of service. The meeting was concluded at 7:30PM.