

**WOODLAKE CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
October 7, 2025**

**Called to order** at approximately 5:34 pm.

**Present:** Board members Telisia Brown, Sarah Steele, Lynn Dewey; Homeowners Jed Weingarten, Eric Peterson, Terri Patton, Mary Beth Farkas, Cale Palmer & Farrah Green (B102), Dylan Drenner & Sarah Yoder (A102); PMSI Representative Crystal McDonald.

**Owner Comments:** There were no owner comments.

**New Business:**

**A Building Exterior Repairs** – Bruce Roberts Company will be working on the corner repair and siding/trim issues on Building A soon.

**B Building Garage Door Framing** – During a garage door repair, it was discovered the garage door framing was cracked. Management is in the process of obtaining an estimate.

**G Building Walkway Repairs** – Bruce Roberts Company will be completing this repair this week.

**Crack Sealing** – Management is still waiting to hear back from contractor on date crack sealing will be completed. The first selected contractor stop responding. Management reached out to second contractor who indicated he could get the crack sealing completed this season.

**2026 Proposed Budget** – The 2026 proposed budget does not anticipate an increase. No concerns were expressed. Question on JKL reimbursements was addressed. Earthquake insurance anticipated to increase approximately 5%. Tabled Nov 4 meeting when Lesly Peters will be in attendance.

**Earthquake Insurance** – Earthquake insurance renewal is coming up. Board reviewing current coverage to determine if any changes are needed. Goal is to report back to insurance broker no later than November 4, 2025 meeting.

**Unfinished Business:**

**Previous Meeting Minutes:** The June 3, 2025 Board meeting minutes were unanimously approved as presented by a motion duly made (Sarah) and seconded (Lynn).

**Financial Report:** The year-to-date 2025 income & expense statement and September 30, 2025 balance sheet were provided for review. There were no questions or concerns. A CD will be maturing Oct 26, 2025; Board will make a decision on re-investment as the date gets closer.

**Delinquency Report:** No concerns.

**Tree Trimming** – Telisia commented the work made the areas look a whole lot better. Disappointed branches were left behind from previous work.

**Trash Roll Carts** – Lesly Peters not in attendance.

**Bay Window Leaks** – Owners should be aware of possible upside down baffling in the bay window area. Jed believes this is a common space and necessary repairs could be added to the budget. Homeowners should monitor the bay window area; if signs of moisture are noticed, have the attic area inspected.

A homeowner commented their contractor discovered the south facing wall insulation is poor and could have been the cause of a window leak in their unit (not the bay window). Homeowner also commented their patio is showing signs of wood rot; patios are homeowner responsibility (limited common element).

**Bylaw Amendment** – No change. Important to complete this task to correct (D101, Terri Patton, Farrah in favor) Resend list.

**Firewise Assessment** – Was not discussed. Owner has not provided cost for rooftop sprinkler

**Resident Use of Guest Parking** – Lesly was going to talk to resident. Tabled Nov 4, 2025.

**Starling Nest Removal** – Management will speak with BruceRoberts Company about blocking the fascia again (this winter or next spring).

**Propane Tank in Garage** – Freezer form has been completed. Homeowner was not aware it wasn't allowed and would like clarification. The house rules were reviewed.

**Gutter Cleaning** – Telisia will check the downspout extensions to determine if this is still an issue.

**A101 Leak** – Resolved.

**Next Meeting** – The next Board of Directors meeting will be November 4, 2025, 5:30 pm, via Zoom.

**Adjournment** – The meeting was officially adjourned at 6:33 pm by a motion duly made (Lynn) and seconded (Sarah).

