Woodlake Village Board Meeting
Minutes
September 10, 2025

Attendees: Eddie Jimenez, Joyce Rewolinski, Cathy Salinas, Dave Sorenson, Rosemary Wieczorek

Meeting was called to order at 6:00 p.m.

Treasurer's Report:
Eddie Jimenez reviewed the financials and stated that the funding in the operating and reserve accounts is adequate for payment on remaining balances on projects completed or near completion, and to cover those projects that still remain.

Management Report:
TSR Concrete Coating will be out to Woodlake Village on Friday, September 12, 2025 to repair stoops that had flaws. A down payment of 30% of the total bill was paid leaving a remaining balance of $13,000.

Asphalt work done by Johnson and Son is completed. As of this time payment has not been made. The new mix of asphalt has more sand in it which resulted in tread marks showing in finished work. Tread marks should disappear in a few months. The asphalt between Building 2 and 3 is chipped away. Since this is small section, it cannot be fixed. It would have to be a bigger area.

MRS address number installation is still ongoing. This invoice has been paid. Company to come out to finish putting new numbers on building when they receive them from their supplier.

Gutters were cleaned by True View, LLC.

Stucco work has been completed.

Proposal Review –

Snow Removal Bids:
It was suggested that Woodlake Village stay with MJ Landscaping for this season. The company has an established relationship with Woodlake Village and is familiar with the set up in the complex. A vote was taken and it was unanimous to stay with MJ Landscaping for this upcoming season.

Equinox proposal – There are no openings with Equinox for snow removal.

Lawn Bids: There was discussion as to whether Woodlake Village and Deerwood Estates could get a group deal from either MJ Landscaping or Equinox.

Equinox: Board will try to get Equinox to lower price.

Five Year Fire Testing review of proposals –
Ahern, and Building Design submitted proposals.

An owner had reported to Joyce Rewolinski that there was a black residue on the sprinkler heads in her garage. Ms. Rewolinski had a conversation with Derek Greil from Ahern asking whether sprinkler heads in all units will be checked, or only in the buildings that have the riser rooms. Ms. Rewolinski understood from Ahern that if owners were experiencing any leakage, it would need to be reported to the Board and then communicated to Ahern. Dave Sorenson to call Ahern to find out the whole scope of the five year fire testing.

Windows - Jan Tessler submitted a contract to the Board for approval for replacement of windows in her unit. Contract is from Marvin Storm and Screen. The Board approved this contract.

Discussion was held regarding contacting 4 or 5 windows contractors to discuss cost of window replacement. Goal would be to find a vendor who had the correct windows and could provide economical pricing.

Homeowners do have the right to select their own contractor as long as all window standards are met. A contractor would have to be insured.

Dave Sorenson will get specs and proper color on windows.

Garbage cans – It was stated that all garbage cans should be kept in garages and not behind the wall where gas/electric meters are installed.

Garbage cans cannot be out before 7:00 p.m. the night before pickup. This should be put in the Rules and Regulations.

Insect Spraying – It was asked if spraying could be done for the wasps that are in some of the trees. Spraying would cost approximately $1700.00. It was thought that this would not be a worthwhile expense since with the cooler weather coming, the wasps would be gone, and the spraying would only last a short time.

Next meeting will be held on October 8, 2025, at 6:00 p.m. to 7:30 p.m. This meeting will be held to discuss the 2026 Budget. Dave Sorenson, Eddie Jimenz, and Taylor Lawrence will meet prior to this date to prepare budget for presentation.

Meeting was adjourned at 7:30 p.m.

Woodlake village
Board of Directors Meeting

Date: January 29, 2025
Time: 6:00 pm
Place: Franklin Library

Call to Order: Dave, taylor, Eddie, Rosemary, Cathy,
Jan (via phone), Joyce (new homeowner)

Agenda:
Financial Report - no issues

Business
Schedule for 2025:

- Coating on front sidewalk (square in front door)
- House numbers for buildings
- siding

CTA - on pause
Animals in attic: homeowner responsible for
cost/unless animal entered through attic
Dryer vent cleaning: this year $35 to clean inside home
association to pickup cost but homeowner must be home on date of cleaning

Jan and Joyce to stand up committee:
Knowing what kind of doors, windows, paint color etc,
homeowners will contact them for information.

Motion to adjourned: 7:30pm

Woodlake Village Condo
Board of Directors Meeting
September 7, 2023

Franklin Public Library

Called meeting to order:
Jan, Dave, Rosemary, Cahty

Agenda:

- 2019
  - No Issues on Room
- 2023
  - Building roof extremely bad
  - 5 bids with different contractors
  - Found gutter to have a lot of spaulding from shingles
  - Nail pops on all roofs
  - If decking gets wet addition $6,000 per building
- August 15:
  - Price contract signed have enough shingles for all buildings
- August 10:
  - Proxy meeting to move money for driveway
  - Talked about new roof this year and next
- September 7:
  - Option assessment to pay for roofs or loan $3,750

- Vote of assessment of loan
  - 24 assessment
  - 6 loan
- Payments:
  - Oct. $1,000
  - Nov. $1,000
  - Dec. $1,775
- Talked about HOA

Motion to Adjourn