

**Lakeridge Manor Association, Inc.**  
**Board of Directors Meeting**  
**Minutes**

**March 21, 2024**

**Presiding** ..... Brian Benson

**Board Members Present:**

Brian Benson	Eddie Webster
Sharon K. Bungé	Chuck Pfeiffer
Randy McNutt	

The meeting was called to order by Brian Benson, president.

***Minutes of February 12, 2024, Board Meeting***

A motion was made by Randy McNutt to accept the minutes of the February 12, 2024, Board meeting as submitted. Chuck Pfeiffer seconded the motion. Motion carried.

***Treasurer's Report***

Sharon Bungé reported that the current bank balance was \$15,154.81. One unit is currently in arrears in the amount of \$4,185.00. She said she would contact them to hopefully arrange payment. Randy made a motion with a second from Brian that the report be accepted. Motion carried.

***Roofs***

Four bids to replace the roofs were received:

Sooner Commercial Roofing, LLC	\$265,000.00
Red River Commercial Roofing, LLC	\$343,981.17
Webb Roofing	\$351,000.00
4-States Painting and Construction, Inc.	\$817,950.00

Sooner was the leading contender. Randy said he would check further with them and Red River for clarification on their bids.

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*Assessment*

After much discussion it was decided to try to assess 21 units \$12,000.00. If this does not pass, a reserve study would have to be done regarding financing the roofs. This would take anywhere from four (4) to six (6) months. This avenue would cost much more than the assessment and require jumping through many hoops.

*Dues*

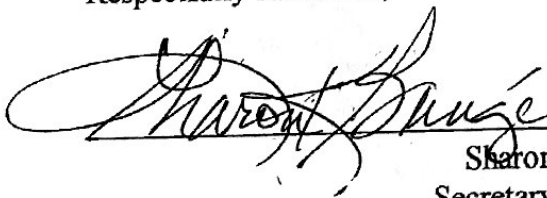
It was decided to attempt to raise the monthly dues to \$400.00.

*Landscape Contract*

Sharon presented a landscape contract for the period April 1, 2024, through March 31, 2025 which was the same as last year's. Brian made a motion the contract be accepted with a second from Eddie. Motion carried.

There being no further business, Brian made a motion to adjourn the meeting. Sharon seconded the motion. Meeting adjourned.

Respectfully submitted,



Sharon K. Bunge  
Secretary/Treasurer

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Brian Benson  
President