

**WOODBRIIDGE TOWNHOME  
OWNER'S ASSOCIATION, INC**  
[www.woodbridgetownhomes.com](http://www.woodbridgetownhomes.com)

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**Annual Meeting Minutes  
October 2, 2014**

**Call to Order**

The annual meeting was called to order at 6:33 pm by John Foss, acting chairman. Board members who attended were Bob Jones, Doug Massingill, Susie Nulty and Sally Metzger. Steve Kouri represented Courtney and Courtney.

**Proxy and Quorum Certification**

Steve Kouri verified that a quorum was present; 55 units/homeowners were present or represented by proxies.

**Proof of Meeting Notice**

The Proof of Meeting Notice was mailed on September 22, 2014. \*See attached 3-page letter

**Roofing project**

Representatives from The Firm discussed their approach to the project and their recent similar projects in this area. Several owners asked questions.

**Introduction and Recognition**

Chairman Foss welcomed everyone and asked that we go around the room and introduce ourselves and tell how long we've each lived at Woodbridge.

**Approval of 2013 Annual Meeting Minutes**

Those present had a chance to look over copies of the minutes that they picked up from the back table. The minutes were approved as written.

**Chairman's Report**

Chairman Foss thanked Sam G. for his work on the Woodbridge web site and reminded owners of that information source. The advantages of the \$6,500 assessment were reviewed. The owners voted to approve the assessment with 49 voting yes and 6 voting no.

**Treasurer's Report and Presentation of 2015 Budget**

The 2015 budget will be very similar to the 2014 budget, with dues remaining the same.

**Election of Board Members**

All board members will be returning in 2015, with the exception of Sally M. who will continue on at the Social committee chair. Lynn Ostler was nominated by Betty M and approved by acclamation. Chairman Foss encouraged owners to serve at least one term on the Board.

**Other Reports**

- Insurance policy renewal with current company has a premium increase of 53% and the wind and hail deductible of 5% (our current policy is 2%). The Board has received better quotes from two other carriers and is reviewing the appropriate replacement value for the policy.
- Two resident clean up days will be scheduled for 2015 – May 30<sup>th</sup> and August 15
- A complex-wide garage sale will be planned for June 13<sup>th</sup> with possible addition of June 14<sup>th</sup>
- Discussion of scheduling annual meetings earlier each year to include 'snow-birds' met with general approval. The 2015 annual meeting will be held September 24<sup>th</sup>.
- Social committee: The gatherings at the pond will be repeated in 2015 and held every other Friday evening from June-August, culminating in a Progressive Dinner on September 12<sup>th</sup>.

**Other Matters**

The Board requested owner feedback on 4 items: the cottonwood trees, the siding on building #15-21, the pond area and additional siding work. *See October Board meeting minutes for results.*

**Open discussion**

Now that the juniper bushes have been removed, the owners can replace those with plants of their choosing (a list of recommended plants is on the web site). Grinding of stumps will be discussed with the arborist.

**Adjournment** The meeting was adjourned at 8:42pm