

WOODBRIIDGE TOWNHOME OWNERS ASSOCIATION, INC.

c/o Courtney & Courtney • 6285 LEHMAN Drive, Suite 100D • Colorado Springs, CO 80918

Board Meeting Minutes
August 9, 2007

CALL TO ORDER

Meeting was called to order by president Swede Murphy at 5:40pm. Also in attendance were Susie Nulty, Sam Giamarvo, Bob Jones and Charon Nelson. Sally Metzger also observed the meeting as a new owner.

APPROVAL OF PRIOR MEETING MINUTES

Minutes of the July meeting were corrected from Unit #40, who requested the reconsideration of the placement of the air conditioning unit, at Unit #38. Sam moved to accept the change and Bob seconded, the motion then passed unanimously.

PRESIDENT'S REPORT

TREASURER'S REPORT

The overall, year-to-date budget is under expenses except for snow removal and lighting after the vandalism. Pond maintenance is a concern but there is \$1642.00 remaining of the \$3000 budget for the year. The contingency reserve is intact at \$3396.00. Monthly dues from owners is a deficit of \$1057.00.

COMMITTEE REPORTS

ARCHITECTURAL CONTROL COMMITTEE

Unit #15 requested a Tube Skylight, which was approved with the stipulation that it must be mounted on the back side of the roof and not visible from the front of the home. Also, and water leakage is the responsibility of the homeowner.

Unit #38 was mailed an approval letter dated July 23, 2007 to move the air conditioner unit from its present location to the opposite end of the deck. The Board reviewed all units and found air conditioners, except unit #38, are directly behind the unit they serve. In order to bring all units into uniformity the request was approved.

LANDSCAPE COMMITTEE

Miscommunication occurred with Becky being out of town. Mt High will complete the trimming of trees and remove the dead fir at #57 according to the list generated by Becky when she inspected the community. The tree at #97 can be removed at the owner's expense. To clarify again, if owners are wanting to remove living trees/bushes it can be done at their expense. The HOA will be responsible for removing dead trees/bushes. Replacement will be according to the landscape plan with drought-resistant/perennial plantings.

MAINTENANCE COMMITTEE

Completed the foundation inspection @ Unit # 65
Concrete work and electrical work scheduled in the central/pond area.
Smaller pump replaced at the pond

PROPERTY MANAGER'S REPORT

Shingles repaired at #54 and #89 to repair roof leaks. #70 had window leak which was repaired.

OLD BUSINESS

Restoration Project: 30 units are paid in full for the assessment; 6 units are partially paid; 28 units still owe in full. 29 garage doors are either finished or scheduled to be completed.

Owners have been informed of the work to be done in their area, including gutters and the need to remove the fabric from awnings. Susie and Bart have talked with JTB about reduced watering during the project as it moves through the complex. Our lawyer has reviewed the contract, Bart will obtain a bond and work will begin on the restoration. The All Year Gutter contract was completed also.

The Woodbridge web-site has been on-line for one year as of July 25, 2007. Total pages on the website have been viewed 4574 times. Total page views in the last 30 days were 571. Total page views in last 7 days were 130. Thanks to Sam Giamarvo for all his expertise and time in updating and maintaining this service for the community!!

Owner's requesting past financial information will need to pay the \$50/hour rate for C&C to obtain and/or supervise the gathering of information. Dave Pope will be emailed the recent computerized data from Fischer Canyon and Courtney & Courtney.

NEW BUSINESS

An independent contractor, with construction/project management, will be engaged to oversee the restoration project.

Letter to owners reminding them to contact Courtney & Courtney with concerns instead of board members, to facilitate documentation.

Owners must make 10 day notice of their intent to attend board meetings. This will facilitate having enough room (location may need to be changed) to accommodate everyone during the restoration project.

ADJOURNMENT

Swede moved and Bob seconded the motion to adjourn the meeting, passed unanimously. The meeting was adjourned at 7:30pm. The next board meeting will be September 20, 2007 at Sam's, #91 WB.