

Board Meeting Minutes

August 24, 2010 - #78
6:00 PM

Call to Order:

The meeting was called to order by Larry Fortner at 6:01 PM. All board members were present, as well as Steve Kouri with Courtney & Courtney. Jerry Bruning was also in attendance for the first half of the meeting.

Approval of prior meeting minutes:

June's meeting minutes were reviewed for any outstanding business and were approved. (The Board did not have a meeting in July.)

President's Report:

Water pooling at unit #12 needs to be addressed. A hose needs to be attached to the sump pump for drainage through the concrete wall.

Sidewalk at unit #15 was mud jacked last year; however, it has dropped again. The sidewalk may need to be leveled again.

All siding, especially around the chimneys needs to be assessed for repair next year.

Treasurer's Report:

See the attached Treasurer's Report.

Committee Reports:

Architectural Control Committee – Two new requests for the installation of satellite dishes at units 29 and 64.

Landscape Committee – Jerry Bruning submitted the following concerns to the Board:

- Tree trimming – specific areas need to be addressed to prevent damage to chimneys and roofs. Mountain High will be asked to submit an estimate.
- Pond Area – The work performed by Custom Landscape / Dan has been well done.
- Sewer Repair was completed by Mr. Rooter behind units #17 & 19. Some sod needs to be replaced.
- Recommended the Board show Woodbridge's updated web page at the next annual meeting.
- Suggested we have another Fall Clean Up day as last year's was a success.
- Concern with siding at various units.

The Board and Maintenance will consider these improvements as budget allows.

Property Manager's Report:

Discussed late account receivables.

Repair in roadway will be done to prevent further deterioration.

Old Business:

The retaining wall at unit #21 was fixed and it looks good.

Adjournment:

Meeting adjourned at 7:41 PM.

The next Board meeting will be held on September 16th, 2010, at #40. The meeting will start at 6:00PM.