

WOODBRIIDGE TOWNHOME OWNERS ASSOCIATION, INC.

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

Board Meeting Minutes October 18, 2007

Call to Order

The monthly meeting of the BOD was called to order by Swede Murphy at 5:40 pm. All Board members were in attendance as was Mike Clark from the management company.

Approval of Prior Meeting Minutes

Sam moved to approve the minutes of the Sept. meeting, Susie seconded and the motion passed unanimously.

President's Report

Issues were reviewed and updated.

Treasurer's Report

We are in good financial position in the general operating account after paying insurance payments and for the concrete work completed. Since we have no control over the weather, snow removal is a concern for the rest of the year. There have been no expenditures from the contingency fund this year.

Committee Reports

Architectural Control Committee

Unit 58 was approved for installation of a deck gate with the stipulation that a hand railing (not mandatory according to the Regional Building Code) be included to provide safety to all who may use the step.

Unit 25 was asked to re-submit a request to install windows.

Unit 26 agreed to paint the white window frames with the new trim color; he requested to do it himself.

Landscape Committee

The crab apple tree at Unit 56 has fire blight and the honey locust at Unit 95 has a canker. These are not contagious so both will be re-evaluated in the spring before the decision to prune or remove them is made.

JTB still needs to replace the evergreen bushes destroyed by the utility company at units 91 and 62.

Bids are being obtained for landscaping, to include flower beds.

The edging in the front of units and rock enhancement has been budgeted for completion in 08.

Maintenance Committee

Susie moved and Sam seconded the motion to lift 33 slabs of concrete in the center area. The motion passed unanimously because this is a potential safety issue.

Curb and gutter concrete work will be done in 08.

Pond options will be explored for continued maintenance; bids are being obtained for next year.

Property Manager's Report

The CTL report was done in 1986 and repeated. It was determined that no detrimental change in slab movement or water intrusion had occurred so it was recommended that a drain not be installed around units 10,12,14,16,18 and 20. Legal consultation suggested the HOA establish insurance deductible rules. This will be done.

Old Business

Sam moved to have the lawyer proceed with the collection process for owners not having paid the restoration assessment in full. Charon seconded and the motion passed unanimously.

Sam moved to pay the project manager an additional two weeks, Susie seconded and the motion passed unanimously. Dane Gay, substitute project manager, will be able to be with Clyde for 3 days before his vacation. The cost will be \$400 per week.

Checks continue to be made to both parties for work and supplies i.e. Sherwin Williams and Bart Rafferty.

"Thank-you" to Susie for the use of her garage to store paint.

Hammerhead Construction reported lumber was taken from their trailer. BOD recommended he make a police report.

New Business

The budget for next year was reviewed

Adjournment

Sam moved, Susie seconded, and the meeting was adjourned at 7:45pm. The annual meeting will be November 15, 2007 at the Broadmoor Community Church at 6:30pm.

Respectfully submitted,

Charon Nelson