WOODBRIDGE TOWNHOME OWNER'S ASSOCIATION, INC

— MANAGED BY —
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Board Meeting Minutes
Sept 18, 2008

Call to Order

The monthly meeting of the BOD was called to order by Swede Murphy at 5:31pm. Susie Nulty, Bob Jones, Cliff Benson and Charon Nelson were present from the Board. Mike Clark from C&C was present. Sam Giamarvo attended the meeting. Rob Alleger attended to express concerns about the pond budget to ensure separate from the landscaping budget and that the front entry could be improved. Jerry Bruning expressed multiple concerns: the budget should be presented with line item detail; a quarterly newsletter should be created; ensure that 3 bids are obtained with good specifications for items such as landscape, pond & concrete; enforcement of safety with children climbing on rocks at pond & riding bicycles/skateboards in the street; and requesting a final report regarding the restoration project.

Executive session

There was a 20 minute discussion regarding past issues.

Approval of Prior Meeting Minutes

Cliff moved to approve the August minutes and Bob seconded, the motion passed unanimously.

President's Report

Annual meeting notice will be sent to homeowners requesting volunteers to serve on the board. Also a reminder of bears in the complex so owners are reminded to keep garage doors closed and garbage is to be put out only in the morning it is to be picked up.
Late monthly assessment fees will also be discussed at the annual meeting suggesting $25 the first time and $50 the next month.

Treasurer's Report

Overall, year-to-date, we are over budget by 3% but this was expected with the amount of landscaping and concrete work done early in the year.
The monthly assessment income is $6,086 **below** budget since some homeowners are behind in paying the monthly assessment. We need to be aggressive in keeping this income up to date.
Legal expenses are **over** budget due to actions taken against homeowners. Currently we have expended 83% of the $2000 annual budget.
Water/sewer is **over** budget because this was a dry year and rates dramatically increased.
Irrigation repair has **exceeded** the $3000.00 annual budget. Unanticipated repairs were required to operationalize the system and to repair a system that is 25yrs old.

Trash is running slightly (about $265) over budget as Waste Management adjusts their charges each month based upon energy costs.
$2,200 of our contingency reserve budget has not been used nor are expenditures expected.

Committee Reports

Architectural Control Committee

New windows and doors were approved for unit #74

Landscape Committee

The plan to Xeriscape the 12,000 square feet behind units 84-76 will be tabled for the committee next budget year.

Maintenance Committee

3 bids will be obtained for upgrading the pond pumps to improve circulation and 3 bids for completely rebuilding the pond. These will be presented to the owners and voted on at the annual meeting.

Property Manager's Report

Letters sent to owners who requested but have not painted their own windows after the restoration project.
Bid requested for new lighting at the entry island.

Old Business

none

New Business

An email list, to be blinded, will be gathered from homeowners to improve timely communication about the community. Anyone wishing to be added to the list may sign up at the annual meeting

Adjournment

Cliff moved, Susie seconded, and it unanimously passed to adjourn the meeting at 8:00PM.
The October meeting will be Thursday the 16th at #56WB at 5:30pm.
The Annual Meeting will be at the Broadmoor Community Church November 13th, registration 5:30pm, meeting 6pm

Respectfully submitted,
Charon Nelson