

WOODBIDGE TOWNHOME OWNERS ASSOCIATION, INC.

c/o The Fisher Canyon Group • P. O. Box 38158 • Colorado Springs, CO 80937

Board Meeting Minutes

April 20, 2006

Call to Order

The meeting was called to order by President Wayne Smith at the home of Swede Murphy at 5:30 p.m. Also present were Board members Neil Kempeke and Charon Nelson, and Keith Glick and Shane Hardison of the Fisher Canyon Group.

Approval of Prior meeting minutes

Swede moved to accept the minutes of the prior meeting as written. Wayne seconded the motion which passed.

President's Report

Water Main Project: The project is nearing completion. Wayne detailed the remaining activities needed which included seal coating and striping of the guest parking areas, sod replacement, the placement of caps on the water curb stops and removing the portable bathroom. Wayne reviewed the project budget and noted that Pate Construction's portion was completed under budget. He also wished to record that Pate Construction did a remarkable job in all areas of the project and that they were to be commended.

Fisher Canyon will draft a letter of appreciation to have framed and copies sent to those customers Pate might indicate.

Exterior Renovation Planning: Wayne reported having had meetings with the architect and members volunteering to serve on an ad hoc committee to develop and present renovation options to the membership. It was suggested that a three person committee of Association members would be appropriate. A discussion followed on the desirability of communicating with the membership through a newsletter. **Wayne moved to have the Fisher Canyon Group create a newsletter for the Association for a fee. Charon seconded and the motion passed.**

Treasurer's Report

Swede reported that the finances remain in a sound condition. He provided details of the income and expenses. It was noted that the reserves will be reduced, but nearly all the major projects will be completed. **Fisher Canyon was instructed to transfer the expense of the rock replenishment to the account intended to capture reserve-qualified expenditures.**

Committee Reports

Architectural Committee

The owner of 22 W has been given approval to have the window well covers replaced.

The owner of 52 W has been given approval to install stairs accessing the deck.

Landscape Committee

Charon reported that she has investigated the possibility of applying fertilizer through the irrigation system. It does not appear to be a favorable option at this point, but further consideration may be given to it. Needed plantings will be determined once the water main project cleanup is complete. Charon has some concerns about the landscape budget. Problems continue with contractors taking direction from people not authorized to give direction. **Fisher Canyon will draft and send letters to JTB and certain owners informing them that payment will be withheld for work done at the direction of people not authorized to give it.** It was noted that some zones of the automatic irrigation system are not operating yet, but JTB is manually operating the zone valves to irrigate the

problem zones until the automatic operation can be restored. **Fisher Canyon will fax Charon copies of work orders sent to JTB.**

Property Manager's Report

Activity Log: The activity log was reviewed and briefly discussed.

27 W Foreclosure: The attorney has been authorized to obtain a personal judgment against the former owner.

14 W Delinquency: The attorney notified the owner of the Association's interpretation of the payment agreement. Foreclosure will be pursued if the payment plan is not closely adhered to.

Old Business

Redraft of Rules: Swede has prepared a Table of Contents for a possible new draft of the Rules. He will continue to work on the project and the topic will be address at upcoming meetings.

Miscellaneous: Wood replacement will take place and Neil will coordinate a survey of problem areas with C.M. Robinson. Wayne inspected deck painting issues with Don Nazzise of Big Horn Painting and identified decks that need to be retouched or painted. Big Horn will undertake this project as soon as paint is received from the manufacturer.

New Business

Tree Maintenance Agreement: An estimate was presented to the Board for tree maintenance for the year. **Charon moved to accept the bid as written, not to exceed \$3550. Swede seconded and the motion carried.**

Pet Violations: Letters were sent to those individuals identified as violating the pet rules. The Board felt that the problem had improved and that they would continue to pursue further enforcement.

Yard Light: Brownie will be directed to replace the non-standard yard light at 32 W.

Trees: It was reported that some owners have expressed a desire to plant trees. The Association has an interest in controlling the placement of new plantings so that they do not cause maintenance problems as the trees mature. The Board decided that the ACC and Landscape Committees working in conjunction would evaluate requests on their merits.

Recognition of Wayne Smith: Swede thanked Wayne for his work in completing the water main project. **He moved to purchase a gift certificate for Wayne to show the Association's appreciation. Charon seconded and the motion carried.**

Adjournment

The next meeting will be on May 18, 2006 at Sam Giamarvo's home at 5:30 p.m. The meeting was adjourned at 7:37 p.m.

Respectfully submitted,

Shane Hardison