

WOODBIDGE TOWNHOME OWNERS ASSOCIATION, INC.

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

Board Meeting Minutes

May 18, 2006

Call to Order

The meeting was called to order by President Wayne Smith at the home of Sam Giamarvo at 5:33 p.m. Also present were Board members Swede Murphy, Neil Kempcke, Sam Giamarvo and Charon Nelson. Keith and Linda Glick of the Fisher Canyon Group also attended.

Approval of Prior meeting minutes

Neil moved that the minutes of the prior meeting be approved as written. Swede seconded the motion which carried.

President's Report

Wayne reported that the water main replacement project is complete. A Bill of Sale to transfer the system to the City has been signed although some clarification is needed regarding the date when City maintenance for the system begins. **Keith will clarify with the CS Utility Department.** A recognition plaque and an appreciation letter were given to Pate Construction for their performance on this project.

The repaving of Woodbridge Drive is also complete. The invoice for this project exceeded the estimate by \$2,800. Wayne was able to negotiate a reduction of \$800. Wayne expressed a concern about heavy trucks entering the community and damaging the new asphalt. As no solution to this possibility was advanced, the matter was dropped.

Wayne reported that he and Sam installed a drip water system to irrigate plants in the pond area. The pond is running with some new plants and fish. The modified water recovery system seems to be working as anticipated. The filters will be replaced in June.

Treasurer's Report

Swede reported that he estimates the reserves have been drawn down to approximately \$19,000. He recommended building the reserves before any other projects be paid for from this account. Wayne had questions about legal fees and if collections would offset some of those expenses. Keith will address this later in the agenda. Keith, Wayne, and Swede will further clarify these issues. Wayne asked when the annual audit might be scheduled. **Keith will establish a date for the audit.**

Committee Reports

Architectural Committee

There was one request regarding movement of a sliding door on a rear deck to accommodate raising the level of the interior floor. This request was approved.

Landscape Committee

Charon reported that perennials have been planted and the area on the southwest corner of the community has been cleaned. She has concerns about the electrical wiring in the entry island as it is exposed and is not code-compliant. She suggests having an electrician consult regarding how this wiring and the associated lighting could be brought up to code. **Sam, Charon, Wayne and Keith will discuss options and costs with QualTek Electric.**

Property Manager's Report

Association Newsletter: Wayne asked about the status of the newsletter which Fisher Canyon had been authorized to produce. **A discussion of content items ensued. The newsletter will be drafted shortly.**

27 W Foreclosure: As a result of the filing for a default judgment, new information has come to the attorney's attention on this matter, making it less likely that the Association would recover the amount

owed it. The sense of the Board was that it had exercised due diligence in collecting the outstanding balance on this account and that additional legal fees were not justified. **Swede moved that, after the default judgment is obtained, no further action be taken regarding the delinquent assessments of the former owners. Sam seconded the motion which carried unanimously.** Keith indicated that legal fees associated with collection activity are always charged to the owner account subject to collection, however if the outstanding balance is not collected, the Association pays the legal fees. He estimated that in recent collection activity, only one-third of the legal fees would be recovered.

Deck Touch-Up: There have been several complaints about the condition of the paint on decks. One owner reported that his steps are peeling. Keith will inform owners regarding such complaints that the Association is responsible for painting every 3-5 years. If the owner chooses to paint anything in between or in other ways (such as add treads) attempts to solve paint problems that owner needs to get ACC approval. Swede pointed out that he had notified the management company about a problem with his deck and had not been informed about its findings until reading the Management Activity Log. He requests that owners be informed about the findings and decisions made by the management company. A discussion followed about the nature of the problem with his deck. No action will be taken at this time.

Owner Plantings: Prompted by an entry in the Management Activity Log, the Board discussed approvals for owner plantings around their homes. It was decided that the Landscape Committee should approve such plantings and that the decisions should be made on a case-by-case basis. Keith pointed out that owners frequently desire to place plants, particularly trees, in locations which become problematic as the trees mature. **He will have a dead tree at the rear of 18 W removed.**

Old Business

Siding Maintenance and Replacement: **Neil and Keith will do a walk through to determine an appropriate program of siding replacement.**

Redraft of Rules: Swede continues to work on rationalizing the Association's Rules and Regulations and Resolutions which have been passed from time-to-time. The state of the Association's governing documents has been highlighted by the recently adopted statutory requirement to provide these to prospective purchasers in the community. Swede observed that the current state of these documents do not present a very coherent picture of the conditions and restrictions observed by the Association. **He will continue to work on this project, with quarterly reports to the Board.**

New Business

Association Web Site; Sam reported on the utility of an association web site maintained by another community with which he is involved. A discussion of creating a Woodbridge web site ensued with the sense being that it would be quite desirable, if it could be maintained at reasonable cost. **Sam will investigate the costs and issues of on-going maintenance of a web site and report back to the Board.**

Future Board Members: Wayne pointed out that two Board terms will be complete this year, his and Neil's. Sam indicated that he was considering resigning from the Board because of his absence from the community during the winter months. The sense of the Board was that this was not a problem and Sam was encouraged to remain on the Board. A discussion followed about filling the positions and possible candidates. Wayne asked that Neil and Sam decide if they were interested in continuing on the Board. Charon and Swede were asked to serve as a nominating committee for Board members to fill the vacancies occurring in November.

Volunteer Landscape Guidelines: Wayne noted that owners needed to be regularly reminded that they need permission from the Landscaping Committee to plant or change any landscaping.

Picnic Date and Coordinator: **Swede, Sam, and Wayne will recruit a Coordinator(s) for this event and report back to the Board.**

Adjournment

The next meeting will be on June 15, 2006 at the home of Wayne Smith at 5:30 p.m. The meeting was adjourned at 7:51 p.m.

Respectfully submitted,

Linda Glick