

WOODBIDGE TOWNHOME OWNERS ASSOCIATION, INC.

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

Board Meeting Minutes

July 25, 2006

Call to Order

The meeting was called to order by President Wayne Smith at the home of Charon Nelson at 6:00 P.M. Also present were Board members Swede Murphy, Neil Kempcke and Sam Giamarvo. Keith Glick and Shane Hardison of the Fisher Canyon Group also attended.

Approval of Prior meeting minutes

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

President's Report

Wayne reported that the community picnic went well and there was a good turnout. He then asked the Board to formalize changes in the working expectations of the Fisher Canyon Group as worked out over the previous weeks. To do so, **he moved to accept Fisher Canyon's proposal to provide direct management and direction of the regular contractors, landscape, arborists, trash removal, etc. and recurring repair contractors such as concrete replacement, painting, etc. Fisher Canyon will also interface and attempt to coordinate with those residents who wish to contribute volunteer effort to the landscaping, pond maintenance, etc. Fisher Canyon will endeavor to meet the expectations of the Association's members, but as these differ widely, they will manage and direct the contractors based on their best judgment. The additional charge for these responsibilities will be \$350 per month. Sam seconded and the motion carried with a 4/1 vote.** These terms will be reviewed by both parties at the end of the fiscal year.

Treasurer's Report

Swede reported that the finances are in order. The reserves are starting to build. Cash flow was reviewed and overall, the Association is \$43 under budget for the month. The annual audit was completed and everything appeared in order.

Committee Reports

Architectural Committee

One requests was received this month for relocation of an AC unit and relocation the steps on the deck at 38 W. The AC request was accepted and the stair request was denied due to the proximity of the neighbors' windows. Keith reported that after a complaint was registered by the owner and residents at 36 W and a subsequent review, the approval was revoked with the concurrence of the Board.

Landscape Committee

There was no report.

Property Manager's Report

27 W Foreclosure: Keith reported that there was a meeting between the former owner and the attorney. The attorney is optimistic that the former owner will agree to a payment plan pay which may recover a portion of the balance due. The Association's legal fees have been capped on this matter.

Landscape Maintenance: A meeting with the principals of JTB Landscaping was held on June 20th to discuss concerns about the landscape maintenance. The terms of the contract and performance against those terms were reviewed. JTB will submit modifications to their contract and possible adjustments to the contract price. Some repair work was subsequently done on some front lawns that were damaged by

the water main project, some mulch has been refreshed and more irrigation repairs have been done. Swede pointed out some continuing deficiencies in the performance of the landscape contractor, including the removal of dead branches from trees and charges from another contractor for cleaning gutters. Keith pointed out the charge for gutter work was for repair of gutters which included some testing not cleaning. He also reported that some of the residents who had disengaged from volunteer landscaping activities have reengaged. Keith presented a request from an owner for reimbursement for plant material purchased and planted. **The Board approved the reimbursement, but requested that the owner be notified that future reimbursements would require a prior written approval from the Association.**

AC Location at 38 – 40 W: Keith reported that the owner of 40 W had called to question the decision to leave the air conditioning compressor serving 38 W behind 40 W. He had explained the reasons for the decision to the owner.

Old Business

Redraft of Rules: The Board continued its discussion of the redrafted Rules. Wayne complimented Swede on his efforts and progress. **The Board asked Keith to determine the costs of having the Association's attorney review the Rules revision before approving and distributing it.**

Association Web Site: Sam reported on his progress and the cost of maintaining a web site. He provided the web location and requested that Board members access a prototype for review. **Sam moved to proceed with a Yahoo.com web site at an ongoing cost not to exceed thirteen dollars per month. Swede seconded and the motion passed.** Sam will further refine the site based on input from the Board and the management company before releasing it to the general membership. **Fisher Canyon will provide the Board meeting minutes for inclusion on the site.**

Future Board Members: Swede and Charon, acting as a nominating committee, mentioned several candidates for open Board positions. They will be contacting these and other candidates in the coming weeks. One person has agreed to serve. Wayne suggested that candidates were welcome to attend meetings to develop an understanding of Board issues and activities. Wayne polled the Board and it appears there will be two open positions for the Board at the Annual Meeting.

New Business

Concrete Replacement: Keith reported on surveying the condition of sidewalks and driveways to prioritize concrete work this year. He accompanied the concrete contractor on a tour of the prioritized work and is expecting estimates shortly. The actual work done will be governed by the amount budgeted this year.

H2O Charges: Wayne reported receiving a one hundred dollar refund from H2O from charges made to install the new recycling pit for the pond.

Deck Painting: The Board discussed a policy for maintaining the paint on decks. It was decided that after two cycles of touch-up provided by Big Horn Painting, that the Association would do no more touch-up between major painting cycles. Paint would be provided by the Association to owners who would do their own touch-up.

Insurance Renewal: Keith presented a proposal from the Van Gilder Agency for renewal of the Association's insurance. The proposal increases the total building value insured and reduces the premium by twenty percent from the current policy year premium. The Board authorized renewal with Van Gilder.

Adjournment

The next meeting will be on Aug. 17th at the home of Neil Kempcke. The meeting was adjourned at 7:25 P.M.

Respectfully submitted,

Shane Hardison