

Board Meeting Minutes
June 21, 2007

Call to Order

The monthly meeting of the Board was called to order by Swede Murphy at 5:41 PM at the Broadmoor Community Church. Other Board members present were Bob Jones, Susie Nulty, Sam Giamarvo and Charon Nelson. Mike Clark and Robert Smith of Courtney and Courtney also attended.

Approval of Prior Meeting Minutes

Bob Jones moved to approve the minutes of the May 17, 2007 meeting. Susie Nulty seconded, and the minutes were approved.

President's Report

Preparation for the special assessment meeting was reviewed. BOD increased the bid price by 5% for contingency fund as has been done in the past for special assessments. Sam Giamarvo and Jerry Brunning will be the point persons for owners with questions or problems during the restoration project. They will also ensure work is done as required and proper documentation completed; the documents will be turned over to BOD for safe keeping.

The contractor is requiring 30% down payment, then payment will occur building by building as completed. It was decided that the contract will not be signed until 50% of the assessment has been received from owners. The contract will be reviewed by our lawyer.

Treasurer's Report

Financials are overall under budget except the snow removal. It will be coordinated between Bob and Sam to post the financials on our web site.

Committee Reports

Architectural Control Committee

The committee approved the planting of a tree at 15WB and a bush at 61WB. ACC also decided to have the shed removed near the pond because of the deteriorating condition.

Landscape Committee

Sam volunteered to pull the dead bushes out and extend the watering to the back area of the entry island. Thank-you Sam and Susie for all your work.

The sunken areas between units #60 & #62, and #44 & #46, and the pond overflow tank continue to be monitored.

Reminder that we are trying to transition to perennials for landscaping to help with water issues.

Maintenance Committee Report

Concrete maintenance of driveways and entry-ways was reviewed. The nine worst units are 17, 19, 18, 20, 27, 72, 74, 78, and 84. A1 concrete bid approved to start restoration work that is necessary before the exterior siding work is done.

The pond has been moved to this committee as a maintenance issue. Electrical work will be done to bring it up to code. The uneven walkways will be mud-jacked to prevent accidents.

Bids are being received to disconnect the electrical, re-wrap the pipe and fill the sink hole by the pond.

The meeting was adjourned at 6:22pm for the special assessment meeting the reconvened at 7pm.

Property Manager's Report

There will be a walkthrough with JTB regarding the trimming needed prior to/ and maintenance afterwards for the exterior restoration project. Rafferty and Mt High will also be included.

Old Business

The bid from H2O for pond maintenance was too expensive. A contract for Jerry Brunning and his team of homeowners to care for the pond was discussed and will be formalized.

New Business

See minutes of special assessment meeting this same date.

The option to replace garage doors was discussed, to include an 8-panel raised garage door; owners were able to sign up to be contacted pending approval by the ACC.

Adjournment

Charon moved to adjourn the meeting, Sam seconded and the meeting was adjourned at 7:15 PM. The next meeting will be held at 56 WB on July 19, 2007 at 5:30PM

Respectfully submitted,

Charon Nelson