

Woodbridge Townhome Owners Association, Inc.

c/o Courtney & Courtney • 6285 Lehman Drive, Suite 100 • Colorado Springs, CO 80918

Board Meeting Minutes March 15, 2007

Call to Order

The monthly meeting of the Board was called to order by Swede Murphy at 5:35 PM at the home of Bob Jones. Other Board members present were Bob Jones, Charon Nelson and Susie Nulty. Shane Hardison of Courtney & Courtney also attended.

Approval of Prior Meeting Minutes

Bob Jones moved to approve the minutes of the February 15, 2007 meeting as corrected. Charon Nelson seconded, and the minutes were approved.

President's Report

Exterior Renovation –Meeting was held 2/22/07 with Dave Pope, Swede, Bob and Susie to explain Dave's findings and stating the need for an additional 6-8 weeks to complete the test area for board replacement. Chemical tests were received and paint and primer manufacturers worked regarding the test area. Dave emailed the board 3/14/07 regarding the start of the test area work beginning within 2 days.

Informational meetings will be held April 19th and 26th at the Broadmoor Community Church from 6:30-9pm. There will be 30 minutes for set-up by the groups, 30-minute presentations, and then a 45-minute Q & A time followed by a straw vote to help determine which bids should be pursued for the owners' vote.

The water main should be turned over to the city April 15, 2007.

Charon Nelson will take minutes at the board meetings.

Treasurer's Report

Bob reported the status of the finances. The \$1200 for the additional siding committee will come from the reserve account.

The tax audit was completed and no money is owed.

Committee Reports

Architectural Control Committee

Approved clear plastic window well covers & liners at 66 WB.

Landscape Committee

Streets were cleaned, damage to sprinkler heads and lawns were repaired.

Issues of sunken ground between units #60 and #62 and near the pond overflow tank are being addressed

Pond maintenance to be addressed by management company.

Maintenance Committee Report

The letter regarding water issues from owners in units 10-20 was discussed. A letter will be sent in response.

Property Manager's Report

Shane gave an update on delinquent accounts and pending actions.

Old Business**New Business**

Additional funds have been collected for the special roof assessment of 2005. Charon moved and Bob seconded the motion to approve the refund of \$79.34 to owners as "any funds not utilized for the expressed purpose of this (roofing) project will be refunded to the homeowners."

Adjournment

Bob moved to adjourn the meeting, Swede seconded and the meeting was adjourned at 7:10PM. The next meeting will be held at Susie Nulty's home on April 25, 2007 at 6:30PM

Respectfully submitted,

Charon Nelson