

**WOODBRIIDGE TOWNHOME
OWNER'S ASSOCIATION, INC**

— MANAGED BY —
Courtney & Courtney

6265 Lehman Dr.
Colorado Springs, CO 80918
Phone: (719) **260-8216** FAX: (719) **494-1219**
e-mail: mike.clark@courtneyandcourtney.com

Board Meeting Minutes
June 19, 2008

Call to Order

The monthly meeting of the BOD was called to order by Swede Murphy at 5:35pm. Susie Nulty, Bob Jones, Cliff Benson and Charon Nelson were present from the Board. Mike Clark from C&C was present.

Executive session

There was a 20 minute discussion regarding past issues.

Approval of Prior Meeting Minutes

Bob moved to approve the May minutes, Susie seconded and the motion passed unanimously.

President's Report

All accounting of the Restoration Project will be turned over to the attorney for possible action against the contractor for expenses incurred above the contracted amount. Two homeowners have not paid assessments and liens have been filed.

Treasurer's Report

An additional \$1,000 was transferred to the restoration checking account from reserves to pay for expenses incurred in May. The total amount transferred now is \$13,071 because not all owners have paid their assessment.

Overall, year-to-date, we are in good financial position in our general operating account. The monthly assessment income is \$6,116 **below** budget since some homeowners are behind in paying the monthly assessment. We need to be aggressive in keeping this income up to date.

Legal expenses are **over** budget due to actions taken against homeowners. Currently we have expended 77% of the annual budget.

The minor asphalt repairs done on our streets used the **entire** budget for the year. \$2,200 of our contingency reserve budget has not been used nor are expenditures anticipated at this time.

The Reserve account has \$130,526 to start building for distant future capital expenditures and reduce the amount for any special assessment that may be needed.

Susie made the motion to increase monthly dues to \$265 effective 1/1/09 to meet the need for increased costs of the Association. Cliff seconded and the motion passed unanimously.

Committee Reports

Architectural Control Committee

None

Landscape Committee

The majority of landscaping has been completed; unfortunately the entry center island has encountered problems. There is a leak in the main waterline from the street which will be fixed next week. Then the sign will be replaced and the landscaping with shrubs and flowers will be completed. The irrigation system continues to be adjusted for the weather on a weekly basis.

Maintenance Committee

Rocky Mt Concrete completed full and partial driveways at 12,36,50,52,56,59,61,63,65,93. Changes were made at owner request from the original list. Curbs and gutters will be done in 2009. Lifting of concrete will be done at #27 and #87 if funds are available.

The hours for the floating fountain in the pond are 8-11 am and 7-11 pm but can easily be changed upon request. Filtering issues are a problem because of the number of fish in the pond; koi will eat the algae unless they are being fed regularly. There is no market for the additional fish but options are being explored. Options for the repair of the waterfall and a new filtering system are under consideration but additional funds from the current budget may be necessary.

Property Manager's Report

No additional issues

Old Business

The Annual Picnic will be by the pond August 9, 2008 at 5pm. HOA will provide fried chicken, drinks and utensils. Homeowners are asked to bring a dessert or side dish and a chair since seating is limited. Please RSVP by 8-6-08 to 576-2411 or 540-2340. See you there!!! ☺

New Business

An email list, to be blinded, will be gathered from homeowners to improve timely communication about the community.

Adjournment

Bob moved, Cliff seconded, and it unanimously passed to adjourn the meeting at 7:10PM.

The July meeting will be Thursday the 17th at #53 WB at 5:30pm.

Respectfully submitted,
Charon Nelson