

WOODBRIIDGE TOWNHOME OWNERS ASSOCIATION, INC.

C/o Courtney & Courtney • 6285 LEHMAN Drive, Suite 100D • Colorado Springs, CO 80918

Board Meeting Minutes July 19, 2007

Call to Order

The monthly meeting of the BOD was called to order by Swede Murphy at 5:30pm. Dawn Gardner, homeowner spoke briefly about the financial concerns of some homeowners with the special assessment for the restoration coming so close to the assessments for new roofs and the water main project.

Jerry Bruning expressed concerns in the care/maintenance of the pond.

Approval of Prior Meeting Minutes

Sam moved to correct the minutes, changing the due date of the assessment to August 21 and late fees will be applied effective August 22, 2007. With this correction Sam moved to approve the minutes and Bob seconded, and the minutes were approved.

President's Report

Issues were reviewed and updated.

Treasurer's Report

The operating account is \$34,219.00. A separate account has been created for the funds coming in for the special assessment so that the money can be appropriately accounted for. All accounts are on target or under budget except snow removal and lighting (due to the vandalism a few months ago).

Committee Reports

Architectural Control Committee

The Wayne Dalton garage door has been approved for replacement if owners want to install new garage doors. 15 ACC requests have been approved to date. Unit #17 was approved for a stair with railing to be built off the back deck instead of the ladder that was requested. This is a safety and code issue.

Landscape Committee

Sam moved, Susie seconded, and it was approved to accept the recommendations of the arborist. The arborist's recommendations will be followed to correct current problems: flushing the soil in the entry, removing the pinion pine at unit #57, owners at #95 will be contacted about their intentions for the honey locust in their yard. Pruning will occur as planned in August.

During the restoration project, Rafferty will trim high branches, if needed, to complete the project.

There is still sunken ground between units #60 and #62; JTB will be contacted again.

The installment of the new utility meters resulted in damage to several shrubs. The city has agreed to replacement after receiving a bid from JTB for the work.

Shrub removal and ultimate replacement by the owner has been approved at unit #62 WB.

Maintenance Committee

The electrical outlet was disconnected, pipe banded, hole filled and sod placed on the overflow pit between #57 and #59.

A-1 started 7/18, the mud jacking but stopped & submitted a revised bid after using more concrete to fill than had been estimated. Charon moved, Bob seconded, and the Board approved the new bid in order to complete the work in a timely way for the restoration project. No information has been received from the management company about #27 with regards to the gas line placement and #74 with regards to the electrical line placement and damage and the concrete repair. No bids received by C&C for the mud jacking of sidewalks; plan to coordinate with the current mud jacking to obtain a discount. Pond problems: agreement given to J Bruning on 7/15/07 for the owner team responsibilities and compensation. Bids are being obtained for the other requirements. Edging around the pond area was completed by JTB. Unit #58 with extensive wood rot around the entry windows was repaired. The lean-to was removed, the motion sensor light was moved and the electrical outlet was upgraded, but corrections need to be completed.

Property Manager's Report

There was discussion about the activity log and the calendar.

Old Business

The Rafferty construction bid was sent to the attorney for review; expect feedback on 7/23/07 when he is back in town. Also the signature form is to be reviewed; signing off after each building is completed.

Enough assessments (23 full, 3 half) have been paid to start the restoration project. Work will begin at unit #99 and end with unit #10. The samples will be left until the paint colors can be compared, and then the side of unit #15 will be primed and painted. Susie will coordinate the reduced watering schedule as the work progresses.

Susie moved, Sam seconded, and the Board approved spending up to \$8200 for a performance bond for the restoration project.

Sam moved, Bob seconded, and the Board approved the acceptance of the bid from All Year Gutters to replace the gutters and enlarge the couplings between the gutters and downspouts. They will clean and repair the gutters and downspouts twice a year, after the aspen bud out and after the fall leaves drop. Susie moved, Sam seconded that JTB be contacted to remove the cleaning of gutters from their contract. Susie will contact JTB.

C&C will send a letter to D. Pope regarding the past information he is requesting. It is his responsibility to pay the \$50 per hour fee by C&C to review the past 10 years of data.

The utilities company does not separate out waste water charges if not used.

New Business

Discussion about the air conditioner placement at #38 was discussed at length. To be in compliance with other units, it will be moved to the other side of the deck. Equipment should remain on the property of the owner, not the neighbor.

The ice cream social will be at 6:30pm at the pond. Ice cream, toppings, cookies and soft drinks will be provided. Owners are asked to bring chairs.

Owners are reminded to contact the management company with questions/concerns whether by phone, email, or in person.

Owners are also reminded to notify C&C at least 10 days in advance of their intention to attend a board meeting. The agenda is full as we enter the restoration project and space in homes can be limited.

Adjournment

Sam moved, Bob seconded, and the meeting was adjourned at 8:01pm. The next meeting will be August 9, 2007 at #64 WB.

Respectfully submitted,

Charon Nelson