

WOODBIDGE TOWNHOME OWNERS ASSOCIATION, INC.

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

Board Meeting Minutes

February 21, 2008

Call to Order

The monthly meeting of the BOD was called to order by Swede Murphy at 5:35pm. All board members and Mike Clark from C&C were present.

Executive session

There was a thirty five minute discussion regarding past issues.

Approval of Prior Meeting Minutes

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

President's Report

Owners are encouraged to contact chairs of committees to participate in the community.

Treasurer's Report

Overall, year-to-date, we are still under budget in operating expenses.

The Restoration checking account will be monitored closely until the completion of the project.

The Reserve account has \$127,206 to start building for future capital expenditures.

Committee Reports

Architectural Control Committee

No requests made

Landscape Committee

Owners are reminded to submit ACC requests for landscape changes prior to any spring alterations in plantings. We are using the landscape plan for Woodbridge converting to more drought resistant perennials and reducing the area of bluegrass. We must conserve water usage this year as the cost is expected to double this summer.

Edging and rock replacement will be delayed until the foundation stucco repair has been finished.

The committee is meeting with Well Groomed to plan the flowerbeds at the entry and between units 52 and 54, which the landscaping company will plant and maintain.

Maintenance Committee

Concrete work is expected to begin in March and be completed by June.

Paint is available to touch up decks. Owners are reminded to contact Susie to coordinate pick-up of the paint.

Well Groomed is submitting a plan for pond maintenance.

Property Manager's Report

Pavement sealing bids are still pending; plan to complete early July after the concrete work has been finished.

Old Business

None

New Business

None

Adjournment

Bob moved, Cliff seconded, and it unanimously passed to adjourn the meeting at 6:35pm.

The March meeting will be Thursday the 20th at #64 WB at 5:30pm.

Respectfully submitted,
Charon Nelson