

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

— MANAGED BY —
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Board Meeting Minutes
May 15, 2008

Call to Order

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

Executive session

There was a 25 minute discussion regarding past issues.

Approval of Prior Meeting Minutes

Bob moved to approve the April minutes, Swede seconded and the motion passed unanimously.

President's Report

Bob will draft a response to the BBB regarding Rafferty Construction. Dane will create a list of anything needing repair, replacement or special attention in each building.

Treasurer's Report

\$11,500 was transferred to the restoration checking account from reserves to pay for expenses incurred in April. This was necessary because all homeowners have not paid their restoration assessment.

Overall, year-to-date, we are in good financial position in our general operating account.

The monthly assessment income is \$5,355 **below** budget since some homeowners are behind in paying the monthly assessment. We need to be aggressive in keeping this income up to date.

Trash is running slightly over-budget. Waste Management adjusts their charges monthly based upon an energy (cost of fuel) charge.

Legal expenses are over budget due to actions taken against homeowners. Currently we have expended 76% of the annual budget.

The Reserve account has \$127,391 to start building for distant future capital expenditures.

Committee Reports

Architectural Control Committee

None

Landscape Committee

The Board approved the landscape plan to include integrating the four corners and the center island, adding rock and metal edging to the common flower bed between Units 52-54, updating the rock near the mailbox, tree and Unit #34, creating a Xeriscape area around the mailbox between Units #60-62, and updating 8 yards which have the most need for replacing current plantings. In the fall the area behind Units #74-84 will be hardscaped to

conserve water and maintenance costs. Individual owners are being contacted for input and choices in plantings.

Maintenance Committee

The bid from Rocky Mt Concrete was accepted for the concrete work to be done in driveways and entries. Curbs and gutters will be done as funds permit.

The bid for a floating fountain with pump, lights and a variable spray in the pond was accepted. When the evening temperature can be maintained at 45 degrees the pond will be cleaned. The number of fish will be reduced and an auto feeder will be added.

Brownie will remove the bulletin boards on the side of the mailboxes as one has already been broken.

Property Manager's Report

No additional issues

Old Business

None

New Business

Bob and Susie will plan for the summer picnic in August

Adjournment

Bob moved, Susie seconded, and it unanimously passed to adjourn the meeting at 7:15PM.

The June meeting will be Thursday the 19th at #56 WB at 5:30pm.

Respectfully submitted,
Charon Nelson