

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

— MANAGED BY —
Courtney & Courtney

6285 Lehman Dr. – suite 100D
Colorado Springs, CO 80918

Phone: (719) **260-8216** FAX: (719) **494-1219**
e-mail: mike.clark@courtneyandcourtney.com

**Board Meeting Minutes
April 24, 2008**

Call to Order

The monthly meeting of the BOD was called to order by Swede Murphy at 5:30pm. All board members and Mike Clark from C&C were present.

Executive session

There was a ten minute discussion regarding past issues.

Approval of Prior Meeting Minutes

Cliff moved to approve the March minutes, Susie seconded and the motion passed unanimously.

President's Report

Owners are encouraged to contact chairs of committees to participate in the community. Please refer to the website for more information.

Dane has completed caulking and painting; doors, windows and foundations will be completed next. Owners will receive paint from Dane if they contacted him about painting their own windows and doors. Painting should be completed in 30days.

Treasurer's Report

8 owners are late paying monthly dues. As a reminder: dues are late if received after the 10th of the month. Fines of \$10/month can be assessed and 12% interest per annum interest rate can be assessed after 30days.

\$571 was transferred to the restoration checking account from reserves to pay for expenses incurred in March. This was necessary because all homeowners have not paid their restoration assessment.

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

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

The Reserve account has \$135,255 to start building for distant future capital expenditures.

Committee Reports

Architectural Control Committee

Approval was given to Unit #26 to install an awning as other units have done with OutWest Awning.

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. There will be 3 design plans for owners to choose for their yard area.

JTB will be contacted again to replace the 2 bushes destroyed by the utility company and paid for last year.

Crabapples in the complex have had the first of 2 applications to eliminate fruit. Mt High will remove the cankered honeylocust @ #97 and the volunteer Aspen at # 89. The fireblight at #56 will be treated.

Maintenance Committee

Bids are being received for the concrete work

Bids are being received for seal coating the asphalt.

The Board voted last month to turn off the upper waterfall due to leaks.

Bids are being obtained for a fountain/water feature in the pond to reduce the maintenance/cost of the pumps in the pond. The number of fish will be reduced.

Well Groomed will take over pond maintenance.

Property Manager's Report

No additional issues

Old Business

None

New Business

None

Adjournment

Bob moved, Cliff seconded, and it unanimously passed to adjourn the meeting at 7:35PM.

The May meeting will be Thursday the 15th at #62 WB at 5:30pm.

Respectfully submitted,

Charon Nelson