

Woodbridge Townhome Owners Association, Inc.

c/o Courtney & Courtney • 6285 Lehman Drive, Suite 100 • Colorado Springs, CO 809187

Board Meeting Minutes February 15, 2007

Call to Order

The monthly meeting of the Board was called to order by Swede Murphy at 5:38 PM at the home of Susie Nulty. Other Board members present were Bob Jones, Charon Nelson and Susie Nulty. Shane Hardison of Courtney & Courtney also attended.

Approval of Prior Meeting Minutes

Susie moved to approve the minutes of the January 11, 2007 meeting as written. Bob seconded, and the minutes were approved.

President's Report

Exterior Renovation -Due to concerns expressed by owners who attended the January meeting, written comments from Jerry Bruning and emails from Dave Pope, a second siding committee was formed to obtain bids on repairing or replacing existing siding, as needed, including complete repainting of the complex (power sanding, wire brushing, etc) as outlined in the email from Dave Pope. This committee will require another 6 weeks to complete their presentation. The owner forums have been delayed to accommodate this work.

Currently there are 3 different styles of doors at Woodbridge. The raised panel garage door is the most popular in new construction. Discussion ensued about which is the best design for the complex and a decision was delayed until the owners vote on the exterior design.

The water main should be turned over to the city in April 2007.

The decision of who will take minutes at the board meetings was delayed until next month so that options could be explored.

Treasurer's Report

Bob reported the status of the finances. He called attention to the delinquent accounts which were briefly discussed. The reserve account was reported at \$65,225.15 as anticipated. The operating account balance was \$15,803.41. Signatures for the four-week CD of \$50K were obtained to improve the returns.

Committee Reports

Architectural Control Committee

No report and no requests were made.

Landscape Committee

Concern about exceeding the budget for snow removal was discussed. Consideration will be given to the donation of flowers for spring planting to conserve resources if spring snows continue in large amounts.

The Landscape contract with JTB was renewed following discussion.

Maintenance Committee Report

The water issue reported at #16 WB was discussed and a letter will be sent.

Property Manager's Report

Signature cards were signed for the Management transition to Courtney & Courtney.

It is important to remind owners that in an emergency Shane Hardison should be contacted immediately at 260-8216 or the after-hours emergency pager at 443-0131.

Waste Management billed improperly to individual owners for recycling but has corrected that error in their system.

Title transfers: #22WB closes on 2/23/07

Shane gave an update on delinquent accounts and pending actions.

A memorial gift of \$50 was given to First Lutheran Church for Susan Poythress.

There have been 2826 hits on our web site. Sam Giamarvo was again thanked for all his work on maintaining the web site for Woodbridge.

Old Business

Rusted Gutters Action: Delayed until owners have voted on exterior renovation as gutters and downspouts are included in the bids.

New Business

The CRS 38-33.3-124-Dispute Policy was reviewed and discussed by the board. Susie moved to accept this required policy, Bob seconded, and the motion carried.

Adjournment

Susie moved to adjourn the meeting, Bob seconded and the meeting was adjourned at 7:10PM. The next meeting will be held at Bob Jones' home on March 15, 2007 at 5:30PM.

Respectfully submitted,

Charon Nelson