
Board Meeting Minutes
April 18, 2019

Called to Order:

The meeting was called to order at 5:06 pm. Board members present were Susan Scott, Dan Sollee, Bob Jones, Susie Nulty and Jeanine Colburn. Steve Kouri from BSR was present. **Visiting homeowner:** Betty Marshall (unit 54) wanted more information regarding electrical repairs required for replacement of outdoor solar lamp posts. She reported the solar lamp in front of her home seems to work fine. She was given an update on current status and likely required repairs.

Approval of Prior Meeting Minutes: The March 2019 minutes were approved as amended.

Treasurer's Report: See completed treasurer's report and financial statement online. Watering of the lawns began this week.

New Items:

1. Asphalt seal coating of the road. Scheduled for August with Hurley Asphalt.
2. Hail damage painting. Some of the rotting boards may be the financial responsibility of the HOA rather than insurance. Some Board members plan to stay on top of this issue so that the HOA only pays for boards that are clearly HOA responsibility. Painting will not start until mid-May.
3. Gaddie Electric reports two breaker boxes must be replaced at this time. Once boxes are replaced, wiring shorts will be located and repaired. Any underground wiring will be done at 12 inches below ground with an underground conduit to protect the wiring. No trenching under driveways will be necessary.
4. Sewer scope inspection---will be postponed until next year due to availability of contractor and because the HOA has so many other projects going on. Arrow Drain Cleaning will be the contractor.
5. Security lighting. The idea of a motion activation light near mail boxes still needs to be discussed with Gaddie Electric.
6. Deck repairs. In process. The contractor is working to get all of the required repairs done before painting begins.
7. Sealing and mud-jacking of concrete driveways and entryways. Several of the expansion joints, foundation joints and some cracks need to be resealed to prevent underground moisture damage or heaving. We are also looking for leveling of uneven pavement to prevent tripping hazards. A-1 Concrete and Leveling will be here in mid-May to start the project.
8. Bear Claw – watering of the lawn will be done in the daytime until the weather gets a little warmer. They are repairing leaks as they are discovered.

Old Business:

1. Committee for long-term planning for siding replacement. Dan has met with some residents who have background and expertise in this area. He also found some nearby homes that have been upgraded and will take photos. Homes with stucco exteriors survived the hail storm much better than homes with wood exteriors.
2. Covenant update. The attorney will have a preliminary draft available for Board review by early May.
3. Landscaping stone replacement of railroad ties. Further upgrades will be postponed until next year, due size and cost of current projects.
4. Further xeriscaping will be put on hold this year due to size and cost of current projects.

Additional Items:

1. A coyote has been seen in our community in the daytime. There is a concern that the coyote is comfortable in the neighborhood and has no fear. Neighbors need to protect their pets.
2. A nearby resident complained that dog walkers are not cleaning up after their dogs on Woodbridge property that borders Broadmoor Valley Road. Most of these dog walkers are not Woodbridge residents but are simply passing by. The Board discussed possible solutions. Woodbridge residents must clean up after their pets.

Adjournment: The meeting was adjourned at 6:38 pm. The next Board meeting will be on Thursday, May 16 at 5:00 at Dan's house unit 93.

Respectfully submitted,
Jeanine Colburn