

Board Meeting Minutes

August 15, 2019

Called to Order:

The meeting was called to order at 5:01 pm. Board members present were Susan Scott, Dan Sollee, Bob Jones, Susie Nulty and Jeanine Colburn. Steve Kouri from BSR was present.

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

Treasurer's Report: See completed treasurer's report and financial statement online.

Action Items from Last Month:

1. The Board had a conference call during today's meeting, with Alex Parra from Premier Roofing to get an update on the status of the repairs and replacements. Alex reports that the insurance company is in disagreement with Premier regarding the final cost of repairs. The public appraiser found that cost should be even higher than Premier's initial assessment since our HOA insurance includes full replacement. Now Premier will be submitting a final bid to the insurance company. If the insurance company pushes back, a new 'appraisal' of damages will be done by an independent company who will have final say and the insurance company will have to pay that amount. If any homeowner has noticed additional damage resulting from delayed repair of wood siding, please contact Steve immediately.
2. The Board is waiting to see the 2nd draft of updated Woodbridge Articles of Incorporation, Bylaws and Declarations. Once these documents are reviewed and approved by the Board, they will be submitted to the homeowners for review and approval. Since the establishment of Woodbridge Townhomes in 1981, Colorado Laws protecting homeowners in townhome communities have been established or changed. The Colorado Common Interest Ownership Act (CCIOA) and the Colorado Revised Nonprofit Corporation Act include rules which protect townhome owners and associations. These rules will be integrated into Woodbridge documents.

New Items:

1. The Board has approved the bid and work required for completing the outdoor electric work required for getting lighting to the rest of the fixtures in the neighborhood. This work will be completed by Lighting Mobile.
2. Stump removal. Some of the old stumps are beginning to rot and cause some problems to nearby homes. The Board will look at the stump locations and determine which stumps should be removed.
3. With the delay in repairs due to insurance company push-back, homeowners are understandably concerned and this can lead to misinformation and surmising about the cause. The Board hopes that the homeowners will rely upon the minutes for their information. No major decisions will be made without homeowner approval. Homeowners are always welcome to attend Board meetings. Since meetings are held in Board member homes, we request that homeowners give the Board prior notice before attending.

Old Business:

1. **Committee for long-term planning for siding replacement.** Today Dan presented the results of his research and many interviews regarding siding replacement. It was determined that Hardie Board will be too expensive as an option. The stucco company that most impresses him so far is CRC (Commercial Restoration Company) based in Kansas with offices in Denver and Colorado Springs. The Board would like to proceed with due diligence and contact previous clients to ask about company work product and responsiveness after the project is completed. If the company is approved and their bid is accepted, the option of replacing the siding with stucco will be submitted to the homeowners. It is important to the Board that this project will not be an additional cost to homeowners and that cost would be covered by hail damage insurance reimbursement.
2. Arborist, SavATree plans to remove and trim trees in mid-September. Stump removal will be included.
3. Hurley Asphalt has completed the asphalt resurfacing with satisfactory results.
4. Sewer line scope deferred until next year. Bob will add a line item for cost for 2020.
5. Split rail fence near parking area needs repair.
6. Motion detection lights have been added to the rear of the mailboxes for additional security.
7. Gutter cleaning has been completed.

8. Bob asked Bear Claw for a referral for weeding and Woodbridge hired John Staman to take care of the big weeding projects for the neighborhood. Homeowners have been complimenting the results.

Annual Meeting September 19, 2019 at 6:00 pm at Broadmoor Community Church. A formal announcement will be mailed next week. The Board discussed the agenda and the budget for presentation at the meeting.

Adjournment: The meeting was adjourned at 7:00 pm. The next regular Board meeting will be just prior to the annual meeting at 5:00 pm at the Broadmoor Community Church.

Respectfully submitted, Jeanine Colburn