
Board Meeting Minutes
January 17, 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.

Approval of Prior Meeting Minutes: The November 2018 minutes were approved as amended.

Treasurer's Report: See completed treasurer's report and financial statement online. We were under budget in expenditures for 2018 by about \$5000. This amount will be carried forward to 2019 for some upcoming projects.

Action Items from November 2018:

1. Deck alignment project. J Plus has been contacted to finish a single deck realignment project. Concerns are around responsiveness and quality of work. Future projects for this company are in jeopardy.
2. Gaddie Electric. There are still a handful of outdoor lamps that are not yet connected to electricity. This project will take longer than expected. But progress is being made.

New Items:

1. Covenant update. The Woodbridge attorney is planning to consolidate our documents so they align with state regulations and are more easily read by homeowners. The project is expected to be completed this year.
2. Replacing railroad tie walls on Unit 76—Earl did not initially respond to our request. We will give him another chance to get the job done and the timeliness of his response and final product will determine future work.
3. Lending library structure -- Brownie has agreed to do this project per our recommended dimensions

Old Business:

1. Premier Roofing has done an excellent job of repairing roofs and gutters and this part of hail damage repair is completed.
 - a. If any homeowner experiences a tire puncture from a nail, the company will cover the cost of repair. Homeowners should keep an eye out for nails.
 - b. Some homeowners have experienced drywall damage in their ceilings during the roof replacements. If this has happened, homeowners should contact Steve and he will contact Premier for immediate resolution.
 - c. Per a homeowner concern, Steve will request an inspection of the gutters to insure that gutter corners are sealed to prevent leaking.
 - d. We expect painting of siding, window trim and decks to begin in April.
2. There are 7 outstanding hail damage assessments. In most cases the issues are with insurance companies rather than homeowners. Regardless of insurance payments and plans, the homeowner is ultimately responsible for all assessments and costs. Late payments will be charged interest
3. The asphalt company will be contacted in March for scheduling of re-topping to be done in July.
4. New Committee for long-term planning for siding replacement. Dan is forming a committee. This activity will be reviewed next month.
5. The USPS has given Steve a copy of the mailbox assignments to homeowners. This will allow any of us to notify Steve if a particular box has a key left in it or some other incident. He will now know who to contact.
6. Last summer Dan and Bob put together a list of maintenance items which needed to be addressed. The Board reviewed the list. Several items are completed and many are in process. Xeriscaping of front yards will continue with focus on yards which will be having problems with irrigation and grass. The bridges will require maintenance this year. Irrigation issues have mostly been resolved and upgrading will occur over time. Bearclaw will remove dead junipers. We will wait until the hail damage repair is done before we address these maintenance concerns.

Adjournment: The meeting was adjourned at 6:37 pm. The next Board meeting will be on Thursday, February 21 at 5:00 at Susan's house Unit 60 .

Respectfully submitted,
Jeanine Colburn