

Board Meeting Minutes

July 18, 2019

Called to Order:

The meeting was called to order at 5:05 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 June 2019 minutes were approved as amended.

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

New Items:

1. Special Board meeting, Hail Damage, Friday, June 28, 2019. Board members and Steve Kouri met with representatives from Premier Roofing as well as a Public Insurance Adjuster, Chris Wilson who will be advocating for Woodbridge HOA as well as Premier Roofing in order to make sure our insurance company covers hail damages from August 2018 in accordance with our policy. This meeting was necessary because insurance representatives have recently implied that damages would not be covered as initially stated. The Board was advised that our policy covers full repairs and replacement costs. In fact, the public adjuster advised the Board that reimbursement should be higher than the insurance company initially stated. Additionally, the HOA has the option to instead use the funds to upgrade/change the entire exterior and is not required to simply repair the current exterior as it now appears, since we have replacement cost insurance. Dan Sollee has been meeting with contractors to get an idea of the various possibilities for siding. (see first paragraph under 'Old Business')
2. Special Board meeting, HOA documents, Thursday, July 11, 2019. The Board met with attorney Aaron Goodlock to review and discuss the first draft of updated Woodbridge Articles of Incorporation, Bylaws and Declarations. 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. Aaron answered questions and clarified recommended updates. Based upon discussions, a second draft will be presented to the Board prior to forwarding to homeowners for review. The Board expects the documents to be ready before the next annual meeting.
3. There have been several recent reports of gutter blockage. Steve will contact All-Year Gutter to clean gutters.
4. Steve spoke to the HOA insurance company yesterday to seek a response following the public adjuster recommendations. They reported that the PA report has been received and is being reviewed. The Board requested that Steve please ask the insurance company for a weekly update so that we will have information for homeowners.
5. Communication---BSR/Board/Homeowners---some homeowners are concerned that they may not be receiving adequate information and updates regarding repair and maintenance schedules as well as community information. All of the homeowners, including Board members, are frustrated with the delay in hail damage repairs. The Board agreed that the monthly Board meeting minutes provide important information and will remind homeowners to read them. Homeowners are encouraged to visit the HOA website www.woodbridgetownhomes.com to see the latest minutes of the association. Board members also welcome "in-person" communication.
6. Gaddie Electric/Lighting Mobile. Steve has contacted another electric company, Lighting Mobile, to provide a proposal for projects that Gaddie has not yet responded to or started. The Board voted to accept the Lighting Mobile proposal for installing motion sensitive lights near the mail boxes.
7. Deck repairs and associated cost---Dillon will finish repairing the last deck for this year and will be repairing several of the bridges in and around the waterfall area. Dillon's deck repairs have been related to safety of the railings and does not include post-hail damage repair and painting.
8. Arborist, SavATree has presented an estimate for dead tree and limb removal and the Board has approved the proposal to hopefully be completed in August.

Old Business:

1. **Committee for long-term planning for siding replacement.** Dan has spoken to many stucco contractors and has requested estimates from two of them. He has additionally received information regarding care and maintenance of stucco. Stucco would be placed on top of current siding which will create an extra layer of

insulation for sound and temperature. This type of siding should increase home values and increase resistance to fire, hopefully reducing insurance cost. Dan will also meet with someone about Hardie Board. One concern related to Hardie Board replacement is that all current siding will have to be removed and the HB will additionally have to be painted. We are also still waiting for an estimate from Premier Roofing for simply replacing and painting our current siding. Any plans will be affected by what the insurance company eventually approves for payment.

2. Asphalt seal coating of the road. This is scheduled for August 5 and 6, 2019—Monday and Tuesday. Flyers will be sent out in advance to give homeowners specific instructions on where to park during the two day process.
3. Sewer line scope---postponed until next year.
4. Trash company---our current trash company has improved reliability in pickup schedule.
5. Elections and nominations---Sam Giamarvo, Unit 91 and Dan Solee, Unit 93 are on the committee for Woodbridge HOA Board nominations. There will be 2 positions for election or re-election to the Board this year. If any homeowners are interested in participating on the Board, please contact Dan or Sam to let them know soon if you are interested in serving.
6. Annual meeting September 19, 2019 at 6:00 pm at Broadmoor Community Church. A formal letter announcing the meeting along with a proxy ballot will be sent out at least two weeks prior to the meeting.

Adjournment: The meeting was adjourned at 7:05 pm. The next regular Board meeting will be on Thursday, August 15 at 5:00 pm at Bobs home Unit 62.

Respectfully submitted, Jeanine Colburn