

Board Meeting Minutes

June 20, 2019

Called to Order:

The meeting was called to order at 5:34 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 May 2019 minutes were approved as amended.

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

New Items:

1. Special Board meeting, Thursday, June 6, 2019. The Board met to review and discuss the first draft of updated Woodbridge documents completed by attorney Aaron Goodlock. Each document was discussed and the Board had questions and edits to be discussed with Aaron in the near future. The documents include the 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. The Board wants to align Woodbridge documents with current law as well as to remove outdated information. The final documents will be submitted to the membership for approval.
2. The Board commended the contractors who are taking care of the sprinkler system and repairing the decks.
3. Discussion regarding responsiveness of Gaddie Electric. Plan to hold further payments until all projects are completely finished, rather than piecemeal service and payments.
4. Hail damage---an insurance adjuster came by today -- again -- to re-assess the damage. Bob suggested that the insurance company as well as the Woodbridge Board and Premier Roofing meet to come to an agreement. The insurance company and Premier are in disagreement regarding approved plans. Steve will set up the meeting and members of the Board plan to attend.
5. Insurance coverage—Woodbridge HOA is covered under general liability if anyone gets hurt on the property.
6. Woodburning fireplaces---if the HOA requires homeowners to have their woodburning fireplaces inspected and serviced once a year, it will save cost to the HOA for insurance coverage. Discussion regarding policy and implementation.
7. Trash---Waste Management has lately been missing their expected days and times of trash pick-up. The Board is frustrated with that and with the company's responsiveness to concerns. We plan to review the contract and determine when we might be able to terminate the current contract and possibly switch to a different company.
8. Motion lights ---Gaddie proposed \$612 to add motion lights to mail box areas. We will wait until the other electrical projects are completed before we determine if Gaddie will be used for the new project.
9. Deck and bridges repair—Deck repairs are almost completed. Discussion regarding which bridges need to be repaired. We will also test using gritted non-slip paint for the walking surfaces of the bridges rather than traction tape which must regularly be replaced.
10. Save-a-Tree, tree removal---several dead trees and leaning trees must be removed for safety. Removal will be in August or September. No new trees will be planted this year. Bob will contact the country club golf course manager to ask that they service the trees that are dead on golf course property and visible to Woodbridge residents.

Old Business:

1. Committee for long-term planning for siding replacement. Dan has spoken to two stucco contractors and will find a Hardie board contractor. He will request proposals to help get a better idea of what future costs may be. The Board also discussed whether these new sidings will be more tolerant of extreme weather events.
2. Asphalt seal coating of the road. Asphalt will be laid down on August 5 and 6, 2019—Monday and Tuesday.

Adjournment: The meeting was adjourned at 7:23 pm. The next regular Board meeting will be on Thursday, July 18 at 5:00 pm at Susan Scott's home Unit 60.

Respectfully submitted, Jeanine Colburn