
Board Meeting Minutes
May 16, 2019

Called to Order:

The meeting was called to order at 5:13 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 April 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 at 3:00 at Bob's house, Unit 62: This meeting will be solely for the review and discussion of the first draft of updated Woodbridge documents completed by attorney Aaron Goodlock. Since the establishment of Woodbridge Townhomes in 1981, Colorado Laws protecting homeowners in townhome communities have been established or changed. Specifically, the Colorado Common Interest Ownership Act (CCIOA) and the Colorado Revised Nonprofit Corporation Act include rules which protect townhome owners and associations. The Board agrees it is in the best interest of our Owners to update our documents with these rules while also removing outdated documentation and consolidating the information in the documents to remove redundancies. The final product will be submitted to the Owners for ratification.
2. Asphalt seal coating of the road. Asphalt will be laid down on August 5 and 6, 2019—Monday and Tuesday. Discussion around notification procedures for homeowners.
3. Hail damage painting. Public adjuster. Premier is working to come to an agreement with the Insurance Company adjuster regarding responsibility for certain costs. They want to hire Pivot Adjusters (a public adjuster) to re-assess and get a second opinion. This will be at no cost to Woodbridge and may save us money in the long-run. The Board unanimously voted to support Premier Roofing in this endeavor. The Board also discussed writing a letter of complaint to the insurance commission regarding our insurance company's adjuster inconsistencies once the project is completed.
4. The Board discussed care and monitoring of the community waterfalls for this year. One of our new homeowners, Gary Hinsdale has a professional background with waterfalls and fountains. He has expressed interest in assisting the Board with care and maintenance of the fountain. There was also discussion around weeding and care of the surrounding area.
5. The Board voted unanimously for an increase of \$5.00 in HOA dues for next year, effective January 1, 2020. The community will be notified well in advance of the change.
6. The Friday evening summer socials are a popular activity for our community. Sally Metzger is the coordinator and has set the first gathering for June 14 this year.

Old Business:

1. Committee for long-term planning for siding replacement. Dan has met with some residents who have background and interest in this area. He has contacted a couple of siding contractors and will meet with them to get a sense of cost, options and requirements for resurfacing. He also found some townhome communities that have been upgraded and will take photos. At this time stucco and hardie board are the sidings of interest.
2. Gaddie Electric replaced the breaker boxes and those circuits are now working. Steve discussed exterior motion lights with Gaddie and is waiting for response regarding cost. Other circuits and wiring have yet to be repaired. The rewiring and conduit laying will be done in coordination with Bear Claw who will dig the required trenches. This coordination is delaying the completion date.
3. Deck repairs. This important safety issue will be completed before painting starts. The contractor has been asked to also assess the bridges for needed repairs.

Adjournment: The meeting was adjourned at 6:20 pm. The next regular Board meeting will be on Thursday, June 20 at 5:30 at Jeanine's house unit 97.

Respectfully submitted,
Jeanine Colburn