

Board Meeting Minutes

April 16, 2020

Called to Order:

The online meeting was called to order at 4:33 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 March minutes were approved as amended.

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

Action Items from Last Meeting:

1. **Outdoor lighting:** Mountain Electric. Steve will contact the company to find out when they will return.
2. **Hail damage update:** The insurance company appears to be using the Stay-at-Home order as an excuse for not completing the windows review prior to insurance payment. They are saying they need to look at the windows again. They just had a new look in February. Steve will ask Chris what can be done about this. The Board is united in wanting to wait out this company for full compliance.

New Items:

- 1 **Downspouts.** New concerns have arisen and will be addressed.
- 2 **Reimbursement to homeowners for hail damage.** All homeowners have been reimbursed for money they spent out of pocket in advance. If anyone has not been reimbursed and thinks they should have been, please contact Steve.
- 3 **Siding repairs.** The birds are taking advantage of notches in the siding and making bigger holes. Some have already been repaired. Steve is meeting Ryan on Tuesday to determine how many more temporary repairs need to be made.
- 4 **Covenants, Bylaws and Articles of Incorporation Documents.** Bob and Dan met with a few homeowners yesterday to allow them to ask any questions they have regarding the documents. The information was well received. The majority of residents are supportive of the updates. The Board is still hoping for 100% participation. Deadline for voting is May 5, 2020.
- 5 **The Board is not meeting in person due to the Colorado social distancing order.** HOA members who would like to sit in on the next regular Board meeting should contact Steve and will be invited to 'join' the next online Board meeting at the designated time.
- 6 **Yard work.** Is continuing on schedule. Grass is growing. Flowers are blooming. Trees will soon get leaves. The sprinkler system will be turned on soon and the waterfall will be turned on in May.
- 7 **Arborist.** Steve will set up a walk-through with Becky from SavATree in May. The Board will consider re-planting in areas where trees have been removed.

Old Business:

1. **Sewer line scoping.** Delayed until the social distancing recommendation is lifted. The contractor has been notified and is prepared to do the job when it is no longer considered risky to allow workers into our homes for non-emergency work. The Board is hoping August will work.
2. **Concrete.** The concrete walk is rescheduled for April 19 at 1:00 pm. We will be looking for damaged concrete and trip hazards.
3. **New siding.** The Board met with 3 stucco companies that presented estimates and provided information on plans for re-siding Woodbridge Townhomes with stucco. The Board is now able to compare the companies and will contact references. The final determination for type of siding will be voted on by homeowners. This could include repair and replacement of current siding, replacement of siding with Hardie Board or replacement of siding with stucco.

Adjournment: The meeting was adjourned at 6:00 pm. The next meeting will be held in a virtual setting on Thursday May 21 at 4:00 pm.

Respectfully submitted, Jeanine Colburn