

Board Meeting Minutes
December 17, 2020

Called to Order:

The online meeting was called to order at 5:00 pm. Board members present were Susan Scott, Dan Sollee, Bob Jones, Susie Nulty and Jeanine Colburn. **Visiting Homeowners:** Debbie Veters, Gary and Barb Hinsdale, Brian Pring, Jackie Duff, Denny and Sherry Cripps

Homeowners forum: Regarding the new 2020 assessment, why should we pay the new assessment if the 2018 repairs haven't yet been completed? The 5% of property value deductible (assessment) for the 2020 claim is an integral part of our community homeowner insurance policy. It should also be part of each homeowner's HO6 policy. It is not optional. This 5% is divided evenly between all homeowners regardless of the extent of damage to any individual unit. The 2020 claim does not include any damages from the 2018 claim, so it will cover damages that will not be repaired by the 2018 claim. Repairs cannot be made until the deductible is met. **The siding looks terrible. Why can't we use money from the new claim to start the replacement?** We are not allowed co-mingle funds from two separate claims. **What if the siding costs too much money? Will we be required to pay out of pocket for the difference?** No. This is why we need to wait for the final award before we can begin repairs. We need to know our budget before we can start construction. We will not expect homeowners to pay any money out of pocket, other than the required deductible (covered by your HO6 policy). **My railing has some safety issues that I believe are related to the hail damage.** It is best at this time to email Bob Jones to let him know of safety issues so that he can notify the appropriate people to inspect for protective repairs. **I purchased my home after the 2018 hail damage. Will I have any costs related to that claim?** No. All required deductibles have been paid and there will be no out of pocket expenses. **I would like to inspect all of the income and expenses related to the 2018 insurance claims. Is this documented?** Of course. You can see an updated summary every month on the HOA website: <https://www.woodbridgetownhomes.com/>. In the left column, click "Financial" and then open the most recent monthly financial report.

Special Meetings and Events prior to today's meeting:

December 1, 2020: The Board met with a law firm to discuss our HOA legal standing and options for recovering sufficient money from our insurance claims to make necessary repairs and replacements.

December 4, 2020: The Board met with Josh Wolden from Premier Roofing, Chris Wilson from Pivot Adjusters and Steve Kouri from BSR. Josh reported he met with Matt from Krueger Brothers and discussed working together to replace the siding at Woodbridge. They also discussed a January presentation to the Woodbridge HOA for siding options. He reports details still need to be worked out. Chris reported that both appraisers have completed their work on the 2018 hail damage claim and there is a possibility the claim will go to an Umpire. Meanwhile the siding deterioration is increasing as a result of the delay and temporary protective measures will need to be taken.

December 4, 5, 6, 7, 8, 2020: The Board discussed the departure of Steve Kouri from BSR and a plan of action. See Appendix A for a copy of the letter sent to homeowners summarizing the result of these meetings.

December 17, 2020: The Board met with Clay Malin and Josh Wolden from Premier Roofing. Josh reported that he is meeting with Matt from Krueger Brothers weekly to discuss detailed planning required for implementing repair and replacement of siding, painting, windows, roofs, railing, deck stair risers, garage doors etc. They are planning to present siding options to homeowners at the end of January. Presentation will be online and sample materials will be available for homeowner inspection in the common area.

Approval of Prior Meeting Minutes: The November 2020 minutes were approved as amended.

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

**WOODBRIIDGE TOWNHOME
OWNER'S ASSOCIATION, INC**

www.woodbridgetownhomes.com

-- MANAGED BY --

BSR Communities

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New Items:

- 1 **Change of Property Management Companies:** The Board has signed a contract with Warren Management Group (WGM) effective 1/1/2021. Steve Kouri will be our property Manager again beginning at that time. Current concerns should be directed to BSR. Homeowners will be receiving a welcome packet in the mail from WGM next week. It will include instructions for directing our monthly dues payments.
- 2 **Decks:** The post supports of some of the decks need reinforcement soon. This is a maintenance concern and not related to hail damage. The Board will retain a contractor to address these concerns. The design is ready, just need good weather and a contractor to complete.
- 3 **Needed protective measures:** A December 18 walk-through with Josh from Premier revealed temporary siding repairs need to be done to prevent critters and water from getting behind the boards. Clay took pictures for Chris to share with the Umpire before improvements are made.
- 4 **Woodbridge surveillance:** Dan has been doing research and thinks that we may be able to upgrade our community surveillance. For instance, we could get a camera placed at our entryway that will allow us to see photos of license plates. Dan would also like to meet with any homeowners who have a security background for more ideas. He will present new information to the Board next month.

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.
2. **Dues Assessment 2021:** There will be a \$10 increase to the 2021 monthly dues. This is explained in the minutes for the 2020 Annual Meeting. Homeowners received a formal notification.
3. **The Board is not meeting in person due to the Colorado social distancing recommendation.** 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.

Adjournment: The meeting was adjourned at 6:08 pm. The next formal Board meeting will be by ZOOM at 4:00 pm on January 21, 2020.

Respectfully submitted, Jeanine Colburn

APPENDIX A

On December 1, 2020 at a special meeting, Steve Kouri advised the Board that he would be resigning from BSR Communities property management company effective December 18. The Board scheduled a meeting for December 4, 2020 to discuss our options. The Board later learned that Steve had been released early and that Woodbridge had already been assigned a new property manager named Heidi who is new to HOA management.

Since BSR was purchased by RowCal this year, the new owner has been progressively making changes. This has affected service to our community, most notably in the areas of communication, finance and personnel. The loss of Steve Kouri as the Woodbridge property manager is important because not only did our HOA follow him from Courtney and Courtney in 2018 to BSR because of the quality of service he provided, but he is most knowledgeable about the 2018 and 2020 hail damage and claims that still need to be resolved with the HOA insurance company. The Board believes it would be harmful to the progress of our hail damage claims if we must introduce a new property manager to our community and to all the people involved in our claims at this time.

The Board met on December 4, 5, 6, 7, and 8 to discuss this concern as well as other issues, gather information and come up with a plan of action. The Board agreed that it is in the best interest of the Woodbridge homeowners to retain Steve Kouri as our property manager if possible. We discovered which property management company he will move to, researched the company, spoke to the owner, and practiced due diligence by contacting other HOAs as references.

The Board was concerned that BSR never notified us of Steve's release or the change in property managers. We had to learn this from a homeowner who called to speak to Steve and was told of this change. Prior to his departure the Board was already becoming aware of company activities, services and systems which are not well suited to our small community. For these reasons and our desire to retain Steve, the Board has notified BSR that we are terminating their contract.

Woodbridge Townhomes HOA has signed a new contract with The Warren Management Group (WGM) effective 1/1/2021. WGM is a locally own company established in 1992. They only serve properties in the local area and are well regarded by many of our local townhome communities. Steve Kouri will continue to be our property manager.

The Warren Management Group will be reaching out to our community soon. The Board thanks our Woodbridge community for their continued support in these busy times.

Sincerely,

Your Woodbridge Board