

**Board Meeting Minutes**

February 28, 2020

**Called to Order:**

The meeting was called to order at 4:00 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 January 2020 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. There have been weather delays. They will be here early next week to finish the project.
2. **Hail damage update:** New walk-through is scheduled for 3/9/2020. The last one was cancelled due to snow storm. It is our understanding that the two-year anniversary of the damaging event is the hard deadline for final distribution of funds. That will be this August 2020. We hope for earlier payment. It is not unusual for insurance companies to delay payment as long as possible. Woodbridge Townhomes has good representation from a licensed public adjuster through Pivot Adjusters. Whereas the delay continues to be frustrating, the experts tell us we will be adequately reimbursed for necessary repairs and replacements in the end.

**New Items:**

1. **Downspouts.** The heavy snow has caused some damage to some of the downspouts. A lot of this should still be under warranty from the recent replacements we had done. Steve will contact Ryan.
2. **Garage doors.** One of our residents would like to remind homeowners that their personal belongings may be at risk when they leave their garage doors open and unattended.
3. **Newsletter.** Bob has volunteered to write up a newsletter with some useful information for residents.
4. **HOA contact list directory.** Homeowners will be invited to have their information included on a contact list for other homeowners. Steve plans to send out an email requesting permission. Form was reviewed, edited and approved today.
5. **Covenants, Bylaws and Articles of Incorporation Documents.** The Board received helpful comments, suggestions and questions from a few diligent homeowners during the comment period. These comments were reviewed and resulted in some minor changes to the documents which will have to be reviewed and accepted by attorney Aaron Goodlock prior to submitting to the homeowners for a final ballot vote. This will delay the vote but results in a better final product.

**Old Business:**

1. **Sewer line scoping.** We would like to have this done in May. Homeowners will need to be home when this is done. Steve will arrange scheduling with the contractor and then begin contacting homeowners.
2. **Deep root watering.** We have had a lot of snow and Steve will ask Becky from SavATree if we still need the deep root watering.
3. **Concrete.** Concrete walk is scheduled for April 16 at 10:00 am. We will be looking for damaged concrete and trip hazards.
4. **New siding.** Steve will schedule a time in April for finalist contractors to present their plans to the Board. The Board will choose a potential contractor and share options for new siding with homeowners as soon as insurance settlement results provide a budget. An informational meeting will be provided before homeowners vote on the final plan.
5. **New deck railings.** Bob is getting estimates and the Board has discussed preferred aesthetics. Plan to schedule a special meeting so the Board can review products and contractors.

**Adjournment:** The meeting was adjourned at 6:10 pm. The next regular Board meeting will be held on Thursday, March 27 at 4:00 at Susie Nulty's home, Unit 53.

Respectfully submitted, Jeanine Colburn