

Board Meeting Minutes

January 23, 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. Guest: Chris Wilson from Pivot Adjusters was present.

Report from Chris: The insurance company is postponing responses at every opportunity. Chris believes they are hoping to grind us down and he recommends that we stay the course for best outcome. On Dec 17, 2019 we submitted a formal "proof of loss" and the insurance company has told us they will do another inspection...pushing the schedule back as allowed. Chris asked the inspector to put us at the top of the list. After the new inspection, Chris will meet with the insurance representatives and will then let us know what they are proposing. Both sides have to agree.

Approval of Prior Meeting Minutes: The December 2019 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 will be taking over electrical needs for Woodbridge. They will come out on Friday to determine where locaters, electrician and others need to work to put in wire to make things work. It looks like this project will actually get done and hopefully dark areas will be eliminated.

New Items:

1. **Attorney Aaron Goodlock** has prepared a letter for homeowners regarding updates of Covenants, Bylaws and Articles of Incorporation. On March 1 a blast email will be sent out with documents. We will also put the documents on our website. Homeowners will have a 60-day time frame to respond.
2. **Change of ownership for BSR:** RowCal, a company based in Minnesota has purchased Bennett-Shellenberger Realty Inc. New owners are Frank Cupersmith and Jake Christenson. The current owner of BSR, Tom Gorab will remain as president of the company for 2 years. Although our current community manager, Steve Kouri will gain a promotion and new responsibilities, he plans to keep Woodbridge Townhomes as the only community he will continue to manage. We do not expect to see changes in our day to day management at this time.
3. **Hail damage invoices---**Premier paid Out West Awning to replace damaged awnings. We must reimburse them \$52,000. We will also use the remainder of deductible income to reimburse homeowners who have already put out money for other replacements.
4. **New deck railings.** All of the deck railings were damaged in the 2018 hail storm and need to be replaced or repaired. The board is considering replacement with metal railings. The railings will be an upgrade to the community. Railing replacement will include gates if needed. The posts will be placed on the decks rather than on the sides for greater stability. Bob is researching options and will present them to the Board. If homeowners are considering enlarging or extending their decks, this would be a good time to do it.
5. **Coupon books.** The HOA pays \$5 per payment coupon book each year for homeowners who use them. Homeowners who have received one of these books and don't use it should contact Steve.
6. **HOA contact list ---**discussion around the best way to invite homeowners to be included on a contact list for other homeowners. Steve plans to send out an email.

Old Business:

1. **Sewer line scoping** will be done this year.
2. **Concrete.** Trip hazards, concrete needs will be reviewed this spring.
3. **New siding.** The board will share options for new siding with homeowners as soon as insurance settlement results provide a budget. Once a budget is realized, proposals will be refined and shared with homeowners, followed by an informational meeting then an association vote on the final plan.

Adjournment: The meeting was adjourned at 6:00 pm. The next regular Board meeting will be at 4:00 pm, Friday February 28 at 4:00 pm at Jeanine's house Unit 97.

Respectfully submitted, Jeanine Colburn