

Board Meeting Minutes

July 24, 2020

Called to Order:

The online 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. Visiting Homeowners: Rocky and Deb White and Brian Pring and Sam Giamarvo attended today's meeting. Chris Will from Pivot Adjusters was present.

Homeowners Forum: Some attending homeowners had questions about the process we have gone through to get hail damage repairs. Chris Wilson was available to answer questions. In summary, he verified that the insurance broker has been aware and involved as necessary throughout this process. He said that filing a complaint with the Division of Insurance prior to settling the claim will most often work against us. However, once the claim is settled, he has been taking detailed notes and will share them with the HOA if we would then like to file a complaint. He also verified that a new hail storm would not render the current claim obsolete. This apparently happens often and there is a known process when this occurs. It may be helpful to know that our current insurance company is the same company that we had at the time of the 2018 hail storm.

Hail Claim Update: There is now an agreement with insurance regarding the scope of damage to the siding. The insurance company will provide a down payment toward the cost. This is an indication that we are moving toward resolution. The scope of window damage is still outstanding, but Chris is hopeful that an agreement is near. The HOA cannot proceed to construction or repairs until the entire budget is known.

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

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

New Items:

- 1 **Dues Assessment 2021:** Increases to service costs and probable insurance cost increase has required a modest increase to next year's monthly fee to an additional \$5 per month.
- 2 **Arborist.** Sav-A-Tree has submitted a plan for pruning and removal/replacement of trees. Work is not yet scheduled but is expected close to the end of August.
- 3 **Concrete repairs:** Groninger Concrete has been selected to take care of needed concrete repairs. Expected period of service will be in September.
- 4 **Directory:** Steve Kouri reports that only about 15 people signed up to have their information included on a directory. The Board requested that Steve submit another email blast with a request for more people to sign up. If an insufficient number of residents want to be included in a directory, it is not likely that we will have one.
- 5 **Nomination Committee and upcoming Board election:** Elections at the upcoming Annual meeting will include one Board of Directors position for a 3-year term. The Board consists of 5 members who are elected on a rotating basis at each Annual Meeting. The year of term end for each member is posted on the Woodbridge Townhomes website (www.woodbridgetownhomes.com). The candidate receiving the largest number of votes will be elected. It is possible that this year's election will be conducted by mail or by electronic means due to COVID-19 concerns. Additional information regarding Board of Directors responsibilities, qualifications and elections may be found in the HOA Bylaws. If any homeowner would like to be included on the ballot or if you would like to nominate someone to run for a Board position, please contact the Nomination Committee chair Dan Sollee.

Old Business:

1. **Siding:** After interviews, presentations and vetting, the Board has chosen Krueger Brothers to be the siding contractor for siding repairs and replacement for Woodbridge once the hail damage insurance claim has been settled. The company will present siding options to the HOA for selection prior to beginning the work.
2. **Annual Meeting:** The Board discussed whether we should continue with the plan to offer residents an option to attend the Annual Meeting in person. It is currently set for September 17, 2020 at 6:00 pm at Broadmoor Valley Church. It will be set up for social distancing. HOA members will need to sign up for in-person attendance and plan to wear masks. Our precautions will follow state guidelines that are in place at the time of the meeting. We also plan to set up a screen for members who want to attend virtually. Steve reports that other communities have been able to provide this option successfully. Details need to be ironed out. The final plan will be determined at next month's meeting.

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

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3. **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 now expects this will be delayed until 2021.
4. **Security.** Susan has researched and contacted Broadmoor Information and Security (BIS) to learn what services they provide and whether this would be a reasonable option for security services for Woodbridge Townhomes. The Board had several questions and Susan will get clarification on costs and certain services.
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.

Adjournment: The meeting was adjourned at 6:00 pm. The next meeting will be held in a virtual setting on Thursday August 20, 2020 at 4:00 pm.

Respectfully submitted, Jeanine Colburn