

## Board Meeting Minutes

June 18, 2020

### Called to Order:

The online meeting was called to order at 4:06 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 attended today's meeting.

**Homeowners Forum:** Attending homeowners had questions about hail damage repairs as well as plans for tree care and removal.

**Hail Claim Update:** Steve updated the Board and visiting homeowners. We are now in an 'umpiring' (arbitration) process. There will be a meeting June 24 for the adjusters from both sides to compare numbers with the umpire and determine whether a reasonable compromise can be made. There is a possibility that a final decision will be made at that meeting.

**Approval of Prior Meeting Minutes:** The April 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:** Project is completely done and working well. The related damage to landscaping has also been repaired and cost was covered by electrician.

### New Items:

- 1 **Annual Meeting:** The Annual Meeting is set for September 17, 2020 at 6:00 pm at Broadmoor Valley Church. It will be set up for social distancing. We may ask HOA members to sign up for in-person attendance and 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. If conditions change, it is possible that the entire meeting will be virtual.
- 2 **Dues Assessment 2021:** It is not likely that there will be a dues increase in 2021. Members will be notified in September, around the time of the annual meeting, if there will be an increase.
- 3 **Rules and Regulations.** The HOA Rules and Regulations have been consolidated into one document. The Board did a final review and approved the new document by unanimous vote. It will be posted on the website for homeowner access.
- 4 **Arborist.** Sav-A-Tree has submitted a plan for pruning and removal/replacement of trees and a quote. The Board has agreed to the plan. Work will be scheduled soon.
- 5 **Landscaping:** Bear Claw and other contractors have taken care of some needed landscaping repairs and improvements and the grounds look very nice.
- 6 **Concrete Company walk-through:** Steve walked through the neighborhood with two concrete companies to get quotes for needed concrete repairs. Once we receive quotes and decide on a company, the work will be scheduled. Steve will also meet with A-1 Concrete Leveling to get a quote for leveling some concrete areas.
- 7 **Unit 20:** Homeowner requested a deck extension approval from the ACC. This requires an additional permit from the city. The Board voted to approve the deck extension if it is approved by the city.
- 8 **Unit 85:** The owner has completed a deck extension which was approved by the ACC and has a city building permit. Due to the height of the deck, the owner was advised to be alert to deck sway and the possible need for additional bracing in the future. This will be the responsibility of the homeowner and not the HOA.
- 9 **Welcome to new residents:** Dan suggested we develop a welcome packet and protocol from the Board for new homeowners. This will help new residents learn useful information about living in Woodbridge Townhomes and allow Board members to answer questions new residents may have. The Board agreed and will come up with a plan. Steve will notify the Board when new residents arrive.

### Old Business:

1. **Siding:** After interviews, presentations and vetting, the Board agreed that Kruger Brothers should present siding options to Woodbridge HOA once the hail damage insurance claim has been settled. The contractor for implementation of the siding will depend upon which type of siding is selected by the HOA.
2. **Sewer line scoping.** Delayed until the social distancing recommendation is lifted. The contractor has been

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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.

3. **Security.** The Board has researched options for increased security at Woodbridge. The Board looked into a security camera as a first-choice option. There are liability issues with security cameras including who would monitor the camera and the assumption of liability on the part of the HOA if something should occur. Since several homeowners have cameras that could incidentally pick something up, we could post a sign warning of the possibility of recording. The sign alone may act as a deterrent. Steve will talk to the Woodbridge attorney about this option and will welcome any other suggestions for the Board to consider.
4. **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 July 16, 2020 at 4:00 pm.

Respectfully submitted, Jeanine Colburn