

Board Meeting Minutes

March 27, 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. Bryan Zimmerman and Ryan Reilly from Premier Roofing and Chris Wilson from Pivot Adjusters joined the meeting to update the Board regarding hail damage repairs and insurance reimbursement progress.

Approval of Prior Meeting Minutes: The February 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, so some of the work is not yet completed and some of the wiring is temporarily disconnected.
2. **Hail damage update:** Chris Wilson from Pivot Adjusters joined the insurance adjusters on location for an extensive review of all of the damage. The scope of the siding repairs was completed and appears to be in agreement by both sides. The windows are the hold-up at this time. The insurance adjuster hired a windows expert. There may be some changes in scope of recommended windows repairs. They are going to have a closer look at some second story windows. If the HOA agrees with the new assessment of needed window repairs and cost then Chris believes that we can expect the whole process to be done in 4 to 6 months, but he cannot make any promises. Bryan is standing in for Alex Parra while she is on maternity leave. He will be updating Steve on a weekly basis.

New Items:

1. **Downspouts.** The heavy snow and recent wind have damaged and revealed weaknesses in our new gutters. Ryan will ask the gutter company to make needed repairs.
2. **Reimbursement to homeowners for hail damage.** We are using the remaining assessment funds to pay homeowners who have sent Steve receipts and other required information on personal funds already spent on replacements. Owners who paid for awning damages have already been reimbursed. Owners who paid for other damages will be paid next.
3. **HOA contact list directory.** Homeowners are responding to Steve's request for permission to share specific contact information with other homeowners. Steve said May 5 will be the arbitrary deadline for permissions and he will then provide all homeowners with information that has already been approved. There will be future opportunities for homeowners change their minds and to include more or less information.
4. **Covenants, Bylaws and Articles of Incorporation Documents.** The plan to amend and update these documents to meet Colorado state guidelines was presented to homeowners at the 2017, 2018 and 2019 Annual Meetings. The attorney who was hired and paid for this project is Aaron Goodlock, an expert in homeowner association law. Most of the feedback from homeowners has been positive and supportive of the updated documents. There are still a few homeowners who would like clarification about the role of these documents and their questions are being answered as they come up. The Board is hoping for 100% participation and is waiting for all votes to come in for ratification of the amended documents. Homeowners who have not yet voted within a couple of weeks will be contacted by Steve and/or a Board member to remind them to vote. The deadline for voting is May 5, 2020. Homeowners must sign their ballots in order to be counted.
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.

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. **Concrete.** The concrete walk is scheduled for April 16 at 10:00 am. We will be looking for damaged concrete and trip hazards.
3. **New siding.** A virtual meeting with finalist contractors to present siding options and plans has been scheduled.

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

www.woodbridgetownhomes.com

-- MANAGED BY --

BSR Communities

1710 E. Pikes Peak Ave, Ste 200

Colorado Springs, CO 80918

Phone: (719) **471-1703**

Direct: (719) 955-4914

e-mail: steve@bsrcommunities.com

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. Contractors have requested copies of the original architectural plans of the community. Steve will see if he can locate them. There may be delays due to office closures and the state policy on "stay-at-home".

4. **New deck railings.** The Board met to see examples of railings that are under consideration if the budget allows.

Adjournment: The meeting was adjourned at 5:26 pm. The next meeting will be held in a virtual setting on Thursday April 16 at 4:00 pm.

Respectfully submitted, Jeanine Colburn