

Board Meeting Minutes

May 21, 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.

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

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

Special Meeting: On May 14, 2020 the Board and Steve Kouri met with public adjuster Chris Wilson to discuss the status of damage assessment from hail damage which occurred in August 2018. Mark Higgins, manager of 60/60 Appraisal Group was present to answer questions. Chris is concerned that the insurance company contractor continues look for things to reassess and that the insurance company is not giving a dollar amount at any step of the process. Without a dollar amount there is no ability to negotiate. Chris believes there is only a small area of damage disagreement. He recommends that we move to requesting an 'appraisal' from both sides which will either result in an agreement from both appraisers or the need for an 'umpire' who will have final say. Otherwise this process could continue with more excuses for assessment needs. Chris told the Board that the cost of this process comes out of his budget. The Board voted to move to appraisal.

Action Items from Last Meeting:

1. **Outdoor lighting:** Mountain Electric. The bulk of the work is done. The company is planning to finish the project on Tuesday, May 26.
2. **Hail damage update:** Chris Wilson joined today's meeting for an update. On May 18, 2020 he told the insurance company they have 10 days to give us a monetary amount for damages or Woodbridge Townhomes will move to request an 'appraisal'. We should know the response by the end of next week.

New Items:

- 1 **Covenants, Bylaws and Articles of Incorporation Documents.** All of the amended documents were approved by the HOA with 77% approval for the Bylaws and Articles of Incorporation and 75% approval for the Covenants. The approved documents will be signed and then returned to the attorney for recording with the county. Then they will be placed on the website and the old documents will be removed and archived in the manager's office.
- 2 **Rules and Regulations.** The HOA has reviewed all current rules and regulations and will consolidate them into one document with a table of contents for easy reference. Once the Board agrees upon organization of the document it will be posted on the website.
- 3 **Arborist.** On May 15 Board members walked with the arborist from SavATree and designated trees that need trimming and removing as well as replacement.
- 4 **Security.** There have been some recent crimes in our neighborhood. A car was stolen and a truck was broken into. The Board discussed options for increased security. Several options were discussed as possible deterrents including a security guard drive through, gated entrance or a video camera at the entrance. The Board will look into a security camera as a first-choice option.
- 5 **Siding.** The Board has interviewed and selected a company that will present siding options to the HOA once the insurance company settles. If the HOA chooses a siding other than our current one, this company will provide the service.
- 6 **Landscape repair.** Bear Claw lawn service will repair grass areas that were damaged from electric work. The electric company will reimburse for damage repairs.
- 7 **Watering:** Watering occurs every day except Wednesday but is split into two zones so that each zone is watered three times a week. The schedule complies with Colorado Springs Utilities conservation requirements and occurs in two cycles each watering day at 8 pm and 2 am.
- 8 **Annual meeting for September.** The Board is tentatively looking at September 17, 2020 for the annual meeting. The meeting will either be in-person, a zoom meeting or a combination of both.

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

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-- MANAGED BY --

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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. The Board is hoping August will work.
2. **Downspouts.** Gutters and downspouts have been cleaned and repaired.
3. **Concrete.** The concrete walk is completed and some repairs are needed. The Board will get bids from two different companies for concrete repairs.
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 June 18, 2020 at 4:00 pm.

Respectfully submitted, Jeanine Colburn