

**Board Meeting Minutes**  
November 19, 2020

**Called to Order:**

The online meeting was called to order at 4:15 pm. Board members present were Susan Scott, Dan Sollee, Bob Jones, Susie Nulty and Jeanine Colburn. Steve Kouri from BSR was present. Chris Wilson from Pivot Adjusters was present to answer hail damage questions. **Visiting Homeowners:** Debbie White with her attorney Brenda Bartels met the Board for an executive session to ask questions of Chris Wilson regarding the 2018 and 2020 hail storm claims and progress.

**Special Meetings and Events prior to today's meeting:**

**October 27, 2020:** The Board met with Tony Smith and Chris Drake of Smith, Jadin, Johnson Law firm. Discussed the 2018 and 2020 hail storms and what has been done so far. These advisors introduced possible actions to consider. The Board should also let appraisers know that the original siding was redwood.

**November 5, 2020:** The Board met with Chris Wilson from Pivot Adjusters for an update on the 2018 and 2020 claims. The Board was given the names of the appraisers and umpire for the 2018 claim. Chris has also submitted his findings to Middle Oak for the 2020 claim and is working to come to a consensus so homeowners can contact their HO-6 for deductible payments. The Board discussed payments already received and expenses paid to date. The Board also discussed criteria and potential law firms for future assistance.

**November 13, 2020:** The Board met with Chris Wilson from Pivot Adjusters and Joshua Wolden from Premier Roofing. The Board told Josh that we would like Krueger Brothers to provide new siding as they are skilled in both stucco siding and Hardie Board. We would like them to prepare an unbiased presentation for the homeowners so they can make informed decisions about their preferred siding. Josh reported he will meet with Krueger Brothers and we will meet in December to refine plans for a homeowner presentation. It is expected that Pinnacle will be the company replacing and repairing windows. Chris advised the Board that damage from the 2020 hail storm includes roofs, deck railings and stairs, garage doors and windows that were not damaged in the 2018 hail storm.

**Approval of Prior Meeting Minutes:** The October 2020 minutes were approved as amended.

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

**New Items:**

- 1 **Unit 36** homeowner reported that her deck stairs were damaged by hail and are a safety hazard. This was not previously reported. A reminder that all homeowners need to contact Steve and let him know if there are any safety issues or interior damage issues related to hail damage. These concerns can be addressed right away.
- 2 **Arborist.** A tree behind unit 91 was removed last week. A good job was done and cleanup was good. The gutter should be reconfigured now that the tree is gone.
- 3 **2020 Hail damage:** Chris said he has an initial estimate for damage and needs to get a little more information and then we will notify homeowners so they can contact their HO-6 insurance policies.
- 4 **Advice and Assistance.** The Board has agreed upon a law firm to advise Woodbridge Townhomes Owners as necessary. Homeowners will be informed as appropriate.
- 5 **Siding.** Steve will ask Josh if he has talked to Krueger Brothers about working with Premier and completing our siding. As was discussed in the November 13 special meeting, we are soliciting a presentation to homeowners regarding siding options. We would like this presentation to be done in January.
- 6 **Bear Claw.** Was blowing leaves today and had to stop because of wind. Will resume tomorrow. Bob is working with Jonathan for help to provide a required watering plan to Colorado Springs Utilities.
- 7 **Homeowner communications:** The Board is not always aware of homeowner communications to Steve. Not all Board members have been able to access the SharePoint website yet. This will help the Board tune in to homeowner communications and concerns. We have asked that Wendy from BSR provide specific directions.
- 8 **Decks:** The post supports of some of the decks will be needing some reinforcement soon. This is a maintenance concern and not related to hail damage. The Board will retain a contractor to address these concerns.

**Old Business:**

1. **Sewer line scoping.** Delayed until the social distancing recommendation is lifted. The contractor has been

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

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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.

2. **Dues Assessment 2021:** There will be a \$10 increase to the 2021 monthly dues. This is explained in the minutes for the 2020 Annual Meeting. A formal letter to homeowners regarding increased dues will be sent out in November.
3. **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 5:48 pm. The next formal Board meeting will be by ZOOM at 4:00 pm on December 17, 2020.

Respectfully submitted, Jeanine Colburn