

**Board Meeting Minutes**  
October 15, 2020

**Called to Order:**

The online meeting was called to order at 4:02 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 Vetter, Debbie White, Barb Hinsdale, and Brian Pring were present.

**Homeowner's forum:** Where are we with the 2018 hail claim? Chris answered: We reached impasses with regard to extent of damage and pricing. That claim is now in the hands of 2 impartial appraisers and out of the hands of the insurance company. They will start work beginning October 21. It is now in good hands and heading in the right direction. Up to this time it has been in the hands of adjusters. We have been asking for appraisers but we couldn't force the issue. Chris's job is to hold the insurance company accountable and to push the process forward as quickly as possible. With regard to the 2020 hail damage, homeowners are reminded to contact Steve immediately if there is any damage to the inside of homes as a result of the hail damage or delayed response from the 2018 damage. There was also discussion around the timing and possible necessity of going to council due to the egregious delay in repairs and replacement. The Board will be prepared for this possibility.

Homeowners also suggested additional methods of Board communication with homeowners beyond posting the minutes on the website and email blasts. They suggested that some homeowners are not on computers regularly and might benefit from physical mailings, door to door knocking or a phone call. When there is an urgent concern or necessity of response the Board does use these other methods of communication. Otherwise, homeowners are responsible to for keeping themselves informed by viewing the website and reading the minutes. The Board is aware of those homeowners who may need an alternate method of communication and any homeowner can request accommodation.

**Approval of Prior Meeting Minutes:** The August 2020 minutes were approved as amended. The September Board meeting was replaced with the Annual HOA Meeting.

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

**New Items:**

- 1 **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.
- 2 **Arborist.** Most work done. Certain trees need attention. New trees requested in certain locations will be planted in the Spring rather than the fall.
- 3 **Concrete repairs:** Concrete repairs are completed for the year.
- 4 **2020 Hail damage:** We are still waiting for a letter of initial damage appraisal so homeowners can contact their HO-6 insurance policies.
- 5 **Homeowner communications:** The Board is concerned that we are not always aware of homeowner communications to Steve. Since he uses a Microsoft program to log all homeowner communications, he will add it to the SharePoint website so the Board will have access to it and be more aware of homeowner concerns.
- 6 **Curb numbers:** Unit numbers have been added to curbs per fire department request. One of the postal workers also expressed appreciation.
- 7 **Fire mitigation project:** This was a big project that included a few homeowner volunteers and free wood chipping from the city. This was a great monetary savings to our community and will protect the neighborhood.
- 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.
- 9 **Board officer positions:** The Board members discussed their positions and agreed they will keep the same offices they held last year.

**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

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non-emergency work. The Board now expects this will be delayed until 2021.

2. **ACC:** Unit 51 is replacing all windows. Homeowners are reminded that all work done on the building exteriors by any homeowner, must be approved by the ACC. An application is available on the HOA website.
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 5:55 pm. The next formal Board meeting will be by ZOOM at 4:00 pm on November 19, 2020.

Respectfully submitted, Jeanine Colburn