

DRAFT-not yet approved

Annual Meeting Minutes
November 11, 2010

Call to Order

The annual meeting was called to order at 6:03PM by Larry Fortner, President. Other board members present were Cliff Benson, Bob Jones and Julie Habermann. The management company, Courtney and Courtney was represented by Mike Clark and Steve Kouri.

Proxy Certification and Quorum; Verification of Notice

Mike Clark verified a quorum was present and reported proof of notice sent 10-14-2010. There were 22 owners present and 14 proxies recorded.

Welcome and Introduction

Larry Fortner welcomed all homeowners, had all homeowners introduce themselves and introduced the other Board members and management company representatives.

Approval of Minutes

Owners were provided minutes from the 2009 annual meeting. They were approved by the membership with no changes being made.

Architectural Control Committee Report

Cliff Benson reported there were 17 requests in 2010, which were more than 2009. He expressed gratitude to John Foss and Wayne Smith for being on the committee.

Landscape Committee Report

Jerry Bruning summarized the many accomplishments and on-going tasks taken on during the past year. He complimented Well Groomed for their excellent work. He said Mountain High recommends a replacement schedule of about 20% of our Aspen Trees each year for the next 5 years. They are reaching the end of their life span. He also thanked Dick Aplin and Rob and Mary Ann Alleger for their numerous hours of volunteer work. Also, for all of the volunteers that helped on the HOA workday in late September.

Treasurer's Report

Bob Jones reviewed the 2011 Budget that had been sent to the homeowner's with the annual meeting notice. He stated the dues increase from \$265 to \$275 will be effective in January 2011. Nearly all of the increase will go into the Reserve Account. He also stated the primary changes to 2011 expenses were insurance because of a change in carrier and water due to rate increases in 2010 and 2011. Additional financial information and details are available on the web page.

Maintenance Report

Bob Jones stated that about \$15,000 of concrete and mud-jacking work was done back in May 2010. The primary areas of concern were "safety and trip hazards." Next year more work will be done. Several other minor maintenance projects were completed.

President's Report

Larry Fortner asked Stuart Scott (homeowner and realtor) to update the homeowner's on the real estate market in Colorado Springs and what has happened within Woodbridge this past year.

We have had 3 sewer backup issues recently, one which caused considerable damage to the homeowner's basement. The HOA will be researching this issue with the City of Colorado Springs to see if there is something they (City Utilities) need to do as well as some preventative measures we can take. As soon as this is determined, the homeowner's will be advised by newsletter.

Larry also asked for volunteers to help with pond maintenance. While our pond service comes once a week, a daily cleaning of filters is normally needed. Usually takes about 10 minutes.

The BOD will continually assess the amount of reserves that are needed and keep putting as much money as possible into this area.

Speeding was addressed and all homeowner's were reminded that the speed limit in the HOA was 15 MPH. The BOD saw NO need for speed bumps at this time and the homeowners agreed.

Volunteers were requested to help with putting up Christmas decorations on November 27 (Saturday).

Some other reminders and comments by the President included: policy for snow removal, bicycle riding in the common area, garage sales, cleaning up after pets and a suggestion that we watch the video on our web page that was taken by Sam Giamarvo. A round of applause was given to Sam for his efforts with the video and maintaining the web page.

New Business

Bob Jones presented a request for deck extension for two story units since the ranchers are already allowed to do this. After some discussion, the homeowner's **approved** deck extensions (outward) up to TWO (2) feet for all units (ranchers and two stories). All extensions must be properly permitted by the El Paso Regional Building Department. This approval is for the ACC's guidance and does not constitute a change to any HOA Rules and Regulations.

Bob Jones presented a request for allowing trucks to be parked in driveways, as long as the truck bed was covered. After some discussion, the homeowners **approved** the request as recommended by the HOA Board: *"Trucks can be parked overnight in a driveway like any other vehicle. HOWEVER, the bed of the truck must be covered by an appropriate/professional manufactured truck cover. Otherwise, the truck must be parked inside the homeowner's garage."* Homeowner's are encouraged to keep their vehicles parked inside their garages as much as possible.

Election of Board Members

Larry indicated we need two new board members. Larry, Cliff and Julie would be staying; however, Bob has indicated he would not run again. After some discussion, no one indicated they were willing to run for a position.

Adjournment

The meeting was adjourned at 7:28PM

Respectfully submitted,
Julie Habermann