

DRAFT

Board Meeting Minutes

April 17, 2014

Called to Order:

The meeting was called to order at 4:55 PM following a walk through the Woodbridge complex with Becky from Mountain High Tree. Board members present were John Foss, Bob Jones and Susie Nulty. Steve Kouri from Courtney and Courtney (C&C) was present.

Executive Session

Approval of Prior Meeting Minutes:

The March 2014 meeting minutes were accepted as amended and submitted.

President's Report: The gutter cleaning has been done and we are waiting on a report. Steve will review with vendor and check if the gutter guards installed on one building are working properly.

-The request for a group garage sale in June was discussed and approved.

Treasurer's Report: See attached report. Financial position is very good.

Committee Reports:

Landscape – The complex walk through today with Becky was helpful in deciding what trees need to be removed, pruned and new plantings reviewed. Becky will present a bid on various items as requested by the board members.

-The sprinkler system will be turned on by the end of the month or possibly sooner. There are no restrictions this year and the watering schedule will be reviewed and adjusted.

Architectural Control Committee – Garage door painting has been resolved. There are no outstanding requests needing review.

Maintenance – Brownie will replace some bridge posts and paint where needed.

Property Manger's Report: The aged receivables were reviewed and letters have been sent to owners not paying increase.

Old/New Business:

-The electric work on lighting is almost complete. Steve will check on last item(s).

-The siding repair project was discussed and the board will wait for a price to finish the needed board replacement and painting. A separate price to replace the wall on #15 based on an owner's suggestion will also be requested for later review.

-The pond replacement pump has been ordered as well as the electric work.

-The board reviewed the 4 sealcoat bids. One was selected and a request for completion in late August will be reviewed with vendor. 2011 was the last time the road was sealed.

-Cement work was discussed and the front walk on #58 was inspected. C&C will talk to cement vendor.

-The owner of #55 asked for suggestion to deal with problem of basement walls buckling. Board suggested sump pump, perimeter drain and installing floating wall.

-Bob attended the seminar hosted by C&C and found several useful topics. We may be eligible for rebates from the city on replaced sprinkler heads. The range of topics that can be discussed in Executive Session were covered and options on notes.

Adjournment: Meeting adjourned at 5:55pm. The next Board meeting will be on May 22, 2014 at 5pm, in unit #61 or #53 (to be determined).

Respectfully submitted,

Susie Nulty