
Board Meeting Minutes

August 21, 2014

Called to Order:

The meeting was called to order at 3:05 PM. Board members present were John Foss, Bob Jones, Sally Metzger, Doug Massingill and Susie Nulty. Steve Kouri from Courtney and Courtney (C&C) was present. Owner Patty McCorkle joined the meeting after Executive Session.

Executive Session

Approval of Prior Meeting Minutes:

The July 2014 minutes were approved.

President's Report: Topics discussed during other reports.

Treasurer's Report: See attached report. The reserve balance is approximately \$80,000.

Committee Reports:

Landscape – Sprinklers will be turned off in the coming week for the sealcoat work. Hole reported near unit 54 – it was filled once but has reappeared. HT will be asked to fill. Fire Mitigation work has been planned and will include removal of 14 dead or declining trees, 108 juniper bushes and the pruning of 50 trees. Half the cost will be paid by the HOA and the other half by the Colorado Springs Fire Department. John, Sally and Susan Scott are heading up this important safety project and have been working with owners to identify specific areas. The fencing work at entrance was reviewed and accepted by the Board. HT will remove the dead shrubs and plant the requested shrub.

Architectural Control Committee – A garage door is scheduled to be painted the required color. The extended deck and awning have been approved and a cement request is expected for review.

Maintenance – The Board discussed the siding work. Steve will be setting up a meeting with the contractor to review several areas of concern.

Social – Recipes from the social gatherings have been e-mailed to the owners. The resident get-togethers at the pond will continue in August and September. These gatherings are scheduled for every other week during the summer with notices posted on mail box kiosks.

Property Manger's Report: The recent pond work and issues were discussed. The foam work was approved and may resolve the waterfall leak.

Old/New Business:

Sealcoat dates were moved to August 26 and 27. Owners and guests may drive on the coating after 12 hours. The Board discussed the rules regarding vehicles parked in driveways.

The hail storm claim was discussed and the various bids reviewed. Deductible for homeowners and assessment rules were reviewed. Project completion requirements based on insurance company rules were reviewed. The assessment meeting is tentatively scheduled for October 2nd at the Broadmoor Community Church. There have been 3 bids for work received to date and 4 more are expected. The Board will review bids and interview the general contractors.

The HOA insurance policy renewal was discussed and options reviewed.

Speeding within Woodbridge continues to be an issue. The speed limit is 15 MPH. Please report speeders to C&C and include date, time, vehicle description, license plate and destination (unit #) if possible. Installation of one or more speed bumps was discussed.

The gutter cleaning and replacements were discussed and the insurance roof work may handle a number of these issues.

Cement work that was not done correctly was reviewed and per C&C it will check on schedule and should be done soon.

Board was asked if HOA was painting the utility boxes – we are not.

Concern expressed regarding the landscapers recent use of herbicide.

Adjournment: Meeting adjourned at 5:25pm. The next Board meeting will be on September 18, 2014 at 5pm, in unit #67.

Respectfully submitted,
Susie Nulty