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## Board Meeting Minutes

November 20, 2014

Board members met with BlueSky representatives before the meeting to discuss the roof replacement. BlueSky advised that shingles and equipment would be delivered and that work would start after Thanksgiving when the high daily temperatures exceed 40 degrees.

### Called to Order:

The meeting was called to order at 5:00 PM. Board members present were John Foss, Bob Jones, Lynn Ostler, Doug Massingill and Susie Nulty. Steve Kouri from Courtney and Courtney (C&C) was present.

### Approval of Prior Meeting Minutes:

The October 2014 minutes were ratified.

**President's Report:** Insurance issues were discussed including the request from Allied to have an accounting of units with wood-burning fireplaces and those that were converted to gas. A call to the Bradley Insurance agent, Tim Westbrook, was made to clarify the request which stems from mountain property losses. The replacement value of \$14m vs. \$19m was reviewed based on total square footage of 96,648. The current coverage would give us approximately \$144/sq ft if entire complex was lost. Since the policy is a "blanket" policy, Woodbridge would have access to the entire \$14m if there was a partial loss. Further review will be made.

**Treasurer's Report:** See attached report. \$8,800 was spent by the association for \$17,600 of fire mitigation work. Half was paid by the Colorado Springs Fire Department. The majority of the Special Assessments have been collected with only about 5 still outstanding.

### New Business:

- Sewer issues at #20 were discussed and the review done 3 years ago of the majority of drains was discussed. A new review and possible work will be reviewed in the spring. A quote for new scoping from Arrow will be requested in March.
- Earlier the Board and BluSky looked at the window damage at #14 from the hail storm to see if it may be covered by our insurance policy. Certain color selections and scheduling was discussed.

### Committee Reports:

**Landscape** – Pond will be shut down for the winter now and Steve will confirm.

**Architectural Control Committee** – Request for steps at #46 will be considered.

**Maintenance** – See New Business

**Social** – Nothing to report at this time.

### Property Manger's Report: -

- Concrete work in 2 areas should be completed soon
- Steve will ask the city to re-do their concrete work at #28
- Ownership of drain is still a question to be resolved.
- Cost of water and sewer was up between September and October. Further review in the spring will be done.

**Adjournment:** Meeting adjourned at 6:25pm. The next Board meeting will be on January 22, 2015 at 5pm, in unit #64. There will be no Board meeting in December.

Respectfully submitted,  
Susie Nulty