
Board Meeting Minutes

April 16, 2015

Called to Order:

The meeting was called to order at 5:05 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. Guest: Mike from HT arrived at 5:30pm

Approval of Prior Meeting Minutes:

The March 2015 minutes were ratified.

Chairman's Report: The revised insurance package was discussed and the replacement cost for entire complex was increased to \$19 million effective 04-15-2015.

Treasurer's Report: See attached report. C&C provided the Board members a new list of checks that will be signed at this meeting. This list was reviewed and there were no questions. C&C will provide the Board the current list at all future meetings. There were still questions concerning the March payments for snow removal and Steve will review the invoices to provide dates.

Old & New Business/Discussion Items:

-Pond options notice and proxy will be sent via e-mail and USPS on Monday by C&C. Some changes to wording were suggested and new edited version will be distributed by C&C. A self-addressed, stamped envelope will be provided to owners.
-Mike from HT reported on various landscaping issues and a number of questions asked regarding the work and irrigation system work and schedules reviewed.

-All remote timers have been consolidated.

-Replacement of Maxi-paw heads with PGP's which are more efficient is on-going but will wait until after the painting and pond work is complete to review budget.

-The aeration will be skipped this year at Mike's recommendation with the contract adjusted. The complex has bluegrass lawns.

-HT will assess the dead and weak bushes throughout the complex and provide report to Board within 30 days. HT asked to look at grass along driveway of #65 and the dead bush at #32.

-The irrigation water will be turned on next week.

-Arizalin (?), the orange weed killer, will be used but the concentrated tint issue resolved.

-HT will attempt to straighten the tree in front of #54 (cost \$100) but only a 50/50 chance of success.

-The lawn ruts at entry will be repaired by HT and billed to BluSky. Mowing will start next week, Monday, weather permitting. Then there will be a week off of no mowing. Normally the Woodbridge complex will be mowed on Thursdays.

-The zone from 78-86 does not have enough water pressure so that zone should either be split into 2 zones or more rock added and lawn removed.

-There will be a final walkthrough with BluSky.

-An owner cleanup day is scheduled for May 30th.

-The HOA will request #20 repair the landscape in the back of their unit by May 30th.

-Steve will consult with Russ about the painting process. The insurance company has agreed to pay the \$22K for extra felt. River Star painters will be working with BluSky on the painting. The tracking of replacement of damaged vs. rotted siding and railings for insurance claim payment vs. use of assessment funds will be done.

-Steve is checking of possible external sump pump locations and testing the condition.

-Woodbridge will pay the owner of #69 for damage repairs and invoice the electrician for covering the drain.

-A number of pole lights are not working due to rotted underground wiring. The Board discussed use of solar lamps in order to avoid the cost and difficulty of digging new lines. A test lamp and accent lights will be purchased, installed and reviewed.

-Steve will contact HT regarding a broken valve.

-ACC request reviewed: #55 for window well cover

-Bob will discuss the slope to window wells on 2 units.

-Oil stains on driveways must be clean promptly by owners.

Adjournment: Meeting adjourned at 8:22pm. The next Board meeting will be on May 21, 2015 at 5pm, in unit #30.

Respectfully submitted,
Susie Nulty