
Board Meeting Minutes
February 19, 2015

Called to Order:

The meeting was called to order at 6:05 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.

Approval of Prior Meeting Minutes:

The January 2015 minutes were ratified.

Chairman's Report: Included in New Business

Treasurer's Report: See attached report. Two uncollected assessments – one will be sent to small claims court/collections and the C&C has been in touch with insurance company of 2nd and may still be resolved. Snow removal fees were reviewed and Steve will provide Board with details of past charges. Bob will edit report regarding water damages.

Old & New Business:

- Electric problems on lighting poles still exist and billing details needed for Board review. Steve will e-mail those to the Board members.
- Roofing project punch list items still open and several added. BluSky said the punch list would be completed by tomorrow. Board will hold 10% plus last check until items resolved. There are multiple gutter issues on the punch list including short downspouts.
- Insurance adjuster has decided the window damage will not be covered by policy but Steve will call adjuster to review painting and window repairs. Some damaged windows were only 2 years old.
- The Board again thanked Lynn for her great work on the hail damage project.
- Pond Committee: Lynn reported that since the pond was losing water, the recycle pipe has been reconnected in order to retain enough water for the koi. It is not safe to move the koi at this time of year. During late February and early March, several pond companies will be visiting the complex and making recommendations. The committee will be looking for 3 suggestions – keeping the pond running, a pond-less waterfall, and landscape only.
- The stamped concrete next to the pond has been damaged by ice melt and Steve will work with HT on a remedy.
- The current insurance package was reviewed and the need to update the information on the web site was noted. Increasing coverage for the remainder of the year will be considered.
- Several operating fund totals will be detailed with breakdowns for the board by Steve. Accounts 1010, 2105 and 3013 will be provided to Board. The pond electric costs will be obtained by Lynn from the on-line account.
- Individual owner issues were discussed: #20 driveway and sewer line; #58 awning move costs to be reimbursed to owner by BluSky; Lowe's gift cards from BluSky not yet received; #32 dead shrub to be addressed in spring; #54 deductible check to be reissued to new contractor.

The Board acknowledges that Stuart Scott (#60) was a great neighbor and fabulous asset to the Woodbridge community and will be greatly missed. We all appreciate everything Stuart did for Woodbridge. John Foss related several touching stories from Stuart's memorial service. Stuart's niece told of his annual question to her at Christmas time, asking his niece what was her favorite gift....that she gave that year. Stuart set a fine example and we should all take note.

Adjournment: Meeting adjourned at 7:37pm. The next Board meeting will be on March 19, 2015 at 5pm, in unit #67.

Respectfully submitted,
Susie Nulty