
Board Meeting Minutes

November 19, 2015

Called to Order:

The meeting was called to order at 5:05 PM. Board members present were Bob Jones, Lynn Ostler, Susan Scott, Dan Sollee and Susie Nulty. Steve Kouri from Courtney and Courtney (C&C) was present.

Approval of Prior Meeting Minutes:

The October 2015 minutes were ratified as amended.

Treasurer's Report: See attached report which was reviewed by the Board. C&C had provided the Board members the General Ledger activity and a new list of checks that will be signed at this meeting after review. Watering was discussed and recent trends reviewed. The irrigation lines were drained for the season on 10-29-2015. Insurance costs will be about \$44K in the coming year and the budget needs to be adjusted to reflect that cost. The Special Assessment account balance will be reviewed next month after all bills have been processed including a seal coat bill and bills from the awning company. Custom Landscape was paid \$3,000 and the Board is very displeased with the final charges and legal lien threats. The Falls have been turned off for the season because of evaporation water loss to save money on water, electricity and monitoring requirements.

Old & New Business/Discussion Items:

- Security:** It has been reported that several packages have been stolen from front entries recently so owners are encouraged to be watchful and report any unusual activity. Lighting during the night is recommended by law enforcement and owners are asked to keep their outdoor lights on each night.
- Illegal parking:** There are specific rules regarding use of guest parking and those rules will be enforced.
- Letter from #69:** Further steps will be taken by WB to protect the drainage grate behind this unit. New window wells will be installed by the owner with new grading.
- Insurance:** Lynn shared information regarding flood insurance that is available from USAA. Owners who have USAA HO6 insurance might check with their carrier about adding this coverage.
- Letter from #24:** C&C received a registered letter from this owner that was distributed to the Board and discussed.
- Chimney Caps:** #82 & #93 Wright Plumbing will be given 14 days to respond to our request. Steve will meet with them during their inspection.
- Fall Cleanup:** The final fall cleanup by CorBran's will begin after all leaves are off the trees. The gutters will be cleared then the ground cleaned of leaves and needles.
- First Snow:** When the first snow falls that requires removal, CorBran's will be notified. They have been told where to store plowed snow on the property.
- Lighting issues:** An electrician has been working on the multiple electrical outages in the front of the complex. Some of the pole lights will now be converted to solar and the entry spotlights on the Woodbridge sign will be converted. Purchasing solar Christmas lights for the entry spruce will be investigated by Lynn. Lynn will purchase addition pole solar lights and arrange for warranty replacements for some batteries.
- Decorating:** Board members will meet at noon on December 4th to decorate the complex with red bows.

Adjournment: Meeting adjourned at 6:55pm. The next Board meeting will be on December 17, 2015, at #53 after confirmation that a December meeting is needed. Otherwise, the Board will meet next in January 2016.

Respectfully submitted, Susie Nulty