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## Board Meeting Minutes

October 15, 2015

### Called to Order:

The meeting was called to order at 5:00 PM. Board members present were Bob Jones, Lynn Ostler, Susan Scott, Dan Sollee and Susie Nulty. Steve Kouri from Courtney and Courtney (C&C) and Dan Thompson of Custom Landscaping were present. Dan was asked to explain his charges that were over the contracted amount. The change order for the pump was submitted although the amount (\$300+) was greater than the amount quoted. According to Dan, the additional \$3,300 was for electrical work, the impact of the 2<sup>nd</sup> liner and concrete plus additional rock and labor. Per Dan, no change orders were required in the past. The Board had offered half of total, \$1800, but Dan would not accept that and said he would file a lien on all 64 units if payment is not made. He would accept \$3000. It was noted that Woodbridge gave Dan all the koi plus 2 large pumps. Dan left so Board could discuss his latest offer. Steve will first ask Dan for a copy of all invoices and warranties for our records.

### Assignment of Board Positions:

President: Susan Scott  
Vice-President: Lynn Ostler  
Treasurer: Bob Jones  
Secretary: Susie Nulty  
ACC committee member & Board member: Dan Sollee

### Approval of Prior Meeting Minutes:

The August 2015 minutes were ratified as amended. The annual meeting minutes were distributed for review.

**Treasurer's Report:** See attached report. 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.

### Old & New Business/Discussion Items:

- Letter from #69:** An engineer's report/letter was distributed with suggestions on water mitigation approaches for the Board's review.
- #59 Water:** The electric circuit that services the owner's sump pump was tripped and caused water to enter unit. The company used to clean up the water will call the owner's insurance company, USAA and explain the situation.
- #10 mailbox:** Owner reported wrong # on box. The numbers on the front do not correspond to the unit numbers per USPS recommendation for security reasons. Steve will respond to owner and explain.
- Electric issues:** An electrician has been working on the multiple electrical outages in the front of the complex. Some of the pole lights will be converted to solar.
- 24 Woodbridge:** RE has sent C&C a bill but the agreement was with the owner. Steve will resend letter to owner.
- Chimney Caps:** #82 & #93 Wright Plumbing will be out again to check with an experienced tech. Steve will meet them and review their findings.
- BluSky:** There are only 3 outstanding issues and those may have been addressed. Lynn will review. Woodbridge still is holding approximately \$14K.
- Exterior Lights:** There is a vacant unit and the neighbor would like the exterior lights to be on. Susan will contact the owner and discuss this issue.
- Exterior Light Fixtures:** Brownie will be asked to repair the light fixture glass at #25 and #50. Steve will call to see how Brownie is doing.
- Landscaping:** The irrigation system is scheduled to be drained on October 29<sup>th</sup>. The new landscaping company will be asked to remove a few feet of rough on the Woodbridge side to mitigate the fire hazard. Rob is working with the Country Club on the rough clean up. Earl will be asked to remove the metal stakes behind #95 as soon as possible due to possible injury risk.
- Entrance:** Lynn and Susie will paint temporary arrows, in and out, at the front entry. The asphalt sealing company will be asked to do that at their next seal coat work. Signage was discussed, both speed limit and unit number directions and will be reviewed again.

**Adjournment:** Meeting adjourned at 7:55pm. The next Board meeting will be on November 19, 2015, at #64.

Respectfully submitted, Susie Nulty