

**WOODBIDGE TOWNHOME
OWNER'S ASSOCIATION, INC**
www.woodbridgetownhomes.com

-- MANAGED BY --
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Annual Homeowners Meeting Minutes

September 24, 2015

Called to Order:

The meeting was called to order at 6:30 PM. Board members present were John Foss, Bob Jones, Lynn Ostler, Doug Massingill, Susan Scott, Dan Sollee and Susie Nulty. Steve Kouri from Courtney and Courtney (C&C) was present.

Special Presentation

Eric Scott, President of Stuart Scott Ltd Group at ERA, presented information regarding the current real estate market and in particular the Woodbridge Townhomes. There are 5 active listings in Woodbridge. The 2-story units are listed between \$280 and \$300 and are on the market an average of 1-4 months before sale. Ranchers are rarely on the market and have been selling between \$300 and \$367. Generally the Colorado Springs market is at a 10-year low in inventory therefore there is a high demand but the prices have not risen sharply in response to that demand. Eric was thanked for providing the useful, interesting information.

Proxy and Quorum Certification:

Steve Kouri verified that a quorum was present; 36 units/homeowners were present (26) or represented by proxies (10).

Proof of Meeting Notice

The Proof of Meeting Notice was mailed on September 4, 2015. *See attached 3-page letter

Introduction and Recognition

Chairman Foss welcomed everyone and asked that we go around the room and introduce ourselves and tell the group how long we've each lived at Woodbridge.

Approval of Prior Meeting Minutes:

The September 2014 minutes were approved as written.

Treasurer's Report:

Bob Jones presented the Treasurer's Report that included notation of the cost savings due to the heavy rains earlier in the year; the high expenditure due to several snow falls in January and February; continuing to budget funds to cover high water costs in case of a return to more normal rain fall; the increase in cost of insurance which is not solely a reflection on our claim but the increases are being seen state-wide; there is a plan to do more concrete and mud-jacking work next year with trip hazards being the priority; final cost of pond-to-falls work was \$34K and the new falls will save approximately \$10K each year; dues will remain the same for the coming year.

Election of the Board Members:

Doug Massingill was thanked for his work and had resigned due to moving from complex. Susan Scott has stepped up to replace that position. John Foss will be away for an extended period and Dan Sollee was asked to replace John's position. There are no current openings but attendees were asked to let the Board know of any interest in serving.

President's Report:

John Foss discussed several issues:

- The hail damage repair project and specifically the vendor change initiated after the previous annual meeting was explained.
- Snow removal was discussed including the general rule to call for removal after the snow has stopped and when 2-3 inches has fallen. Other factors may include duration of storm and weather forecast, particularly temperature changes.
- After 2 years using HT for landscaping, the board has contracted with a new company starting November 1st. Three companies were interviewed. A second company will handle the irrigation maintenance.
- Dick Aplin was thanked for coordinating the resident work day in August. Fourteen volunteers filled 25 large bags of weeds and debris. It was suggested that 2 work days be scheduled for next year.
- Sam Giamarvo was thanked for his great work with the Woodbridge web site where owners can find vast amounts of useful information and potential owners can gather important facts about Woodbridge.
- The ACC committee (John Foss and Swede Murphy) reported that the most common request during the past year has been concerning installation of new windows. Owners are reminded that the request form is located on the web site or may be obtained from Courtney & Courtney.
- A number of the pole street lights have gone out and due to the cost of repairs to the underground wiring, many have been replaced by solar lights.

Other reports:

- Susan Scott reported on cost of lighting using LED, CFI and incandescent lighting. Based on 4 bulbs (2 in front and 2 in back) with 40w lumens each, approximate cost per year is \$9 for LED, \$13 for CFI and \$52 for incandescent. For aesthetic and security reasons, as recommended by law enforcement, owners are asked and encouraged to "light the night" and keep their exterior lights on at night.
- HO6 insurance policies needed by owners are encouraged and needed to supplement the HOA 2% wind and hail deductible along with other advantages for personal coverage.
- The entry way island traffic and speed limit in the complex was discussed and owners are reminded that the owners, residents, renters and guests should respect the 15 MPH limit within Woodbridge. For deliveries and those unfamiliar with the unit numbering it was suggested that signs directing traffic to various units be considered. A suggestion about directional arrows on road around entry area will be considered by Board.
- Sally Metzger was recognized for her work as Social Committee chair and her fine work organizing the summer gatherings at The Falls and the progressive dinner.
- The golf course rough area has not been cut back recently although it has been handled well in the past. With the fire concern, the course owners will be contacted about this issue.
- Owners were asked about the timing of the next annual meeting.

-Annual meeting will be on September 22, 2016 at 6:30pm.

Adjournment: Meeting adjourned at 7:45pm. The next Board meeting will be on October 15 at 5pm, Unit #60.

Respectfully submitted,
Susie Nulty