

DRAFT

Annual Homeowners Meeting Minutes

September 22, 2016 6:30pm

Called to Order:

The meeting was called to order at 6:35 PM. Board members present were Susan Scott, Bob Jones, Lynn Ostler, 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. Eric was thanked for providing useful, interesting information.

Introductions:

President Susan Scott introduced the Board. She expressed thanks to Rob Alleger for updating the reserve study; Sally Metzger for organizing the social events at The Falls; Swede Murphy for his work on the ACC committee; Steve Kouri of C&C for all his help with our association management; Lynn & Andy Ostler for their work throughout the complex; Sam Giamarvo for his creation and updating of the TOA web site; and for all the owners who were able to help at the last resident workday.

Proxy and Quorum Certification:

Steve Kouri verified that a quorum was present. There were 22 members in attendance either as present (16) or by proxy (6).

Proof of Meeting Notice:

The meeting notice was mailed by Courtney & Courtney to all owners within the required guidelines.

Approval of Prior Meeting Minutes: The 2015 annual meeting minutes were ratified.

President's Report:

- The fire mitigation project, in partnership with the Colorado Spring Fire Department, was completed. Cost of juniper removal was shared with CSFD and Woodbridge.
- A new insurance policy has been secured for the association but owners are reminded that they should have adequate HO6 policies to cover various owner responsibilities and it was advised that adequate claims assessment coverage be included.
- Selection of a landscaping/snow-removal company is in process with several good options being considered.
- CenturyLink has marked areas within the complex for installation of new cables and boring will be used under asphalt and concrete.
- The Board will arrange for the scoping of all sewer lines in the spring and owners will be notified as access to all units will be required.
- A tentative resident work day is scheduled for October 8th and owners will be notified when plans are finalized.
- Owners are reminded that ACC forms (available from property manager or on our web site) must be submitted and approved in order to install new windows and specific color of frames is required (manufacturers 'tan' or similar color). White is not an approved color. ACC forms are required to complete any outside work on units including installation of security doors, sliding doors, skylights, TV dishes, window wells, window well covers and more – contact the property manager if you have any questions.

Treasurer's Report:

Bob presented the Treasurer's Report and the proposed budget for the coming year. The cost of water is down and snow removal budget is already over due to the heavy snows early in the year. Some money has been moved to the reserves, which is currently at about \$90,000. It would be optimal to have \$180,000 in the reserves and the Board continues to try to build up that account. We will try to add \$30,000 in the coming year. There will be no change of the monthly dues. Funds, budgeted for concrete work, were spent with priority given to trip hazards.

Discussion Items:

-Question regarding storm damage:

BluSky inspected all roofs for damage after the recent hailstorm. No damage was reported except some wood window sill damage

that will be addressed.

-Terms of Board:

The terms for Bob and Susie have ended and they have both agreed to continue. This was affirmed by voice acclamation of group.

-New roster:

Updated rosters were requested. Please notify Steve at C&C if there are any new or changed e-mail addresses. There are used for important and urgent messages.

-Wild life:

There was a recent spotting of a bobcat in our neighborhood. Please keep dogs on leashes and do not place garbage out until the morning of scheduled pickups.

Adjournment:

Meeting adjourned at 7:05pm. The next annual meeting will be September 28, 2017.

Respectfully submitted,
Susie Nulty