
Board Meeting Minutes

February 17, 2017

Called to Order:

The meeting was called to order at 5:05 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.

Owners Forum: No owners except for Board were present.

Approval of Prior Meeting Minutes: The January 2017 minutes were ratified.

Treasurer's Report:

Bob presented the Treasurer's Report and the check register was reviewed. The new format financial reports from C&C were reviewed. The board members will receive the current check register just prior to the scheduled meetings for review as well as the monthly register. Steve will research the voided check reflection location in the new format. The new system will allow for greater flexibility and individual access. Steve will also provide the retained earnings detail and review interest income on the new reports. Pond reserves balance should be corrected.

Executive Session: Several issues were discussed.

Old & New Business/Discussion Items:

- Bobcats in complex:** Dan took photos of bobcats within Woodbridge and owners will be notified via posted information on all mailbox structures.
- Gutter & downspout cleaning:** The next cleaning will be scheduled in April. Several repair issues were discussed including the need for an extension at the back of unit #93.
- Chimney work:** The damage to the chimney at #20 was reported by owner and will be reviewed for possible repairs by Professional Restoration & Repair and paid for by the association.
- Roof repair #87:** Exterior repairs by Black & White are complete and BluSky will be billed for work. Lynn will contact BluSky as the interior damage still needs attention.
- Owner Directory:** Information provided to Board by Steve/C&C
- Exterior modifications:** Owners are reminded that all exterior modifications require an ACC form, committee review and acceptance prior to any work being done. The front step changes at #87 completed by the previous owner were not approved by the ACC committee as no ACC form was received. The current owners have been notified by C&C that the HOA may remove these modifications in the future at HOA expense.
- Parking:** Several parking issues were discussed including the rule that all trucks must have covers when parked in driveways overnight.
- Chimney cap work:** The wind damage to the chimney at #59 was repaired by Professional Restoration & Repair and paid for by the association. The type of cap was discussed as well as the warranty on this work.
- Resolutions:** Several changes were suggested and will be made prior to signature by President then posted on the Woodbridge web site.
- Reserve Study Update:** Lynn is working on a 40-year reserve study update and will have information for review at the next Board meeting in March.

Adjournment: Meeting adjourned at 6:45pm. The next Board meeting will be on Thursday, March 16th at 5pm in unit #93.

Respectfully submitted,
Susie Nulty