

April 19, 2018

Called to Order:

The meeting was called to order at 5:10 pm. Board members present were Susan Scott, Dan Sollee, Lynn Ostler, Susie Nulty and Jeanine Colburn. Steve Kouri from BSR was present. Visiting homeowner: Bob Jones

Owner's forum: Dues increase---would like more information regarding justification—Response: this information will be included in an upcoming newsletter to the HOA. Resurfacing of streets—it has been too long since last resurfacing of road and the road is slick---this resulted in lengthy discussion --- see 'old business'.

Approval of Prior Meeting Minutes: The March 2018 minutes were approved as amended.

Treasurer's Report: See complete report online. Discussion--- regarding transferring of interest balances and other information to the new community management agency---Bennett Shellenberger Realty (BSR).

Action Items from last month:

1. With the change of ownership of Courtney & Courtney and Steve Kouri's subsequent movement from Courtney and Courtney to BSR, the Board was interested in determining whether following Steve to BSR for continuity in management would be feasible. Steve has been a responsive property manager and some members of the Board felt that his experience and knowledge of our community may make this move worthwhile. The Board met with Steve Kouri and the owner of BSR on March 22, 2018 to discuss elements of the BSR contract as well as to learn of services offered by BSR. The Board later determined that it would be in the best interest of our community to change management agencies and move to BSR. The new contract with BSR is effective May 1, 2018 and Steve Kouri will continue to be the Woodbridge Townhomes property manager.
2. Attorney selection. We are still interested in interviewing attorneys and would like to make a selection by June. The Board is interested in cleaning up and updating our HOA documents and this will require legal input. Discussion resulted in three names: Aaron Goodlock, Deborah Eiland, and Deborah Oppenheimer. These attorneys will be contacted for possible Board interviews in the near future.

New Business:

1. Arborist---Mountain High Tree—some Board members will meet with the arborist mid-May (possibly May 11 at 2:00) for a walk-through with scheduled work for needed tree clean up and/or removal in June or July.
2. Touch-up painter. Discussion regarding who to hire for needed touch-up painting. Our current painter 'Brownie' has some service restrictions and we will require another painter for many needed services. The Board will pursue bids for additional painting services.
3. There are many old Woodbridge HOA document boxes in storage that Steve is preparing to review and destroy as necessary.
4. Deck painting was started last fall and had to stop due to seasonal changes. It will be resumed again this spring. The Board will ask the painter to notify affected homeowners when their decks will be painted. This information will also be included in the upcoming newsletter.
5. A homeowner suggested that we do something with the elevated flat area between the road and Unit 84. Discussion resulted with no conclusion. Some Board members are concerned about liability issues, depending upon how the area is used.
6. A Board member introduced the idea of a community composter, but some Board members are concerned that strict composting rules may not be followed and the area may attract unwanted wildlife.
7. BOD reviewed upcoming newsletter and discussed items for inclusion.
8. Broken sprinkler heads are an ongoing concern and will be replaced whenever they are identified.
9. Homeowners in Unit 93 have been taking care of the rock and plant area across from units 85 -99. This includes pulling weeds, planting and watering flowers. The owner's extra-long water hose and reel were stolen this winter. The Board agreed to replace these items so that they may continue this much welcomed and free

service.

Old Business:

1. The current nominating committee members are Dan Sollee and Sam Giamarvo
2. The concrete walk was completed on March 23 and a company will be contacted for repairs that require changing the elevation of uneven walkways and driveways. The Board discussed holding off on concrete replacement needs since there are not enough needed repairs to justify the cost at this time.
3. Lengthy discussion regarding concrete repairs, seal coating, etc. "Best Bid" has been contracted to fill in "black top" gaps and repair cracks on the road, with a plan for total seal coat by next year. The company has offered discounted seal coating as a follow-on to gap and crack repair.

Adjournment: The meeting was adjourned at 7:23 pm. The next Board meeting will be on May 17 at 5pm at Lynn's house, #56.

Respectfully submitted,

Jeanine Colburn