

Board Meeting Minutes
September 19, 2018

Called to Order:

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

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

Treasurer's Report: See completed financial report online.

Action Items from last month:

1. The Annual HOA meeting is scheduled for today after this meeting on September 19, 2018 at 6:00 pm at Broadmoor Community Church. The proposed annual meeting agenda was reviewed and discussed.
 - a. There will be planned reports from president and committees
 - b. The only planned vote will be election of new Board members. Ballots will be provided at the meeting.
2. Each unit will cost about \$600 to correct the leaning deck walls. This is better than expected. We will start with unit 99 and see how it goes and then decide if the plan will work for all 15 units that need repairs.
3. Solar outside lighting in Woodbridge is not as effective as it should be. It is weak and often runs out of power before morning. Steve has requested an electrician to look through the community and make recommendations.
4. Woodbridge needs to replace some railroad tie retaining walls that are beginning to deteriorate and cause drainage problems. The Board has approved a stone retaining wall to replace failing railroad ties. Earl has agreed to do the work.

New Items:

1. Discussion regarding \$6500 versus \$5500 for deductible for homeowners H06 insurance. The Board recommends keeping the assessment at the fixed \$5500 and if additional funding is needed, we will request a correction from the insurance company.
2. We also need to update homeowners that the association deductible will likely be 5% beginning 2020 rather than the current 2%. This will affect the homeowners H06 insurance plan and costs.

Old Business:

1. Sav-a-tree has been hired for removal of 3 dead trees and several dead branches.
2. Bob Jones met with Glen at Country Club of Colorado (CCC) to discuss the culvert drainage behind unites 10-32. The golf course has cleaned out the drain and they said they will check the drain periodically. CCC and Woodbridge plan to talk to the city regarding responsibility for drainage for the street. A date has not yet been set.

Adjournment: The meeting was adjourned at 5:50 pm. The next Board meeting will be on Thursday, October 18 at 5:00 at Susie Nulty's home, Unit 53.

Respectfully submitted,

Jeanine Colburn