
Board Meeting Minutes

April 19, 2012

Called to Order:

The meeting was called to order by President Larry Fortner at 5:30 PM. Other board members present were Bob Jones, Cliff Benson and Sally Metzger. Steve Kouri from Courtney and Courtney was present.

Approval of Prior Meeting Minutes:

March 2012 meeting minutes were reviewed and approved.

President's Report:

Cliff Benson, one of the HOA Board members, is seriously ill from a stroke. The Board hopes for a speedy and full recovery for Cliff.

One of the two main pumps to the pond is broken and not repairable. A new pump will be purchased and kept in reserve incase the other main pump fails. A smaller pump for the upper water fall was replaced recently.

The Board, back in October, decided to have our attorney do a comprehensive review of the Covenants of the association. This will help bring them in compliance with numerous changes to Colorado State laws governing HOA's that have occurred over the past several years and delete some areas that are not now applicable. A review of the draft was made by the Board members and they have now decided to adopt them as a part of our Covenants. These changes will be available on-line at our web site in the near future.

Several bids for some work by Well Groomed were approved. This included some tree replacement, some work at the front of the HOA and replacement of several of the concrete car stops in the guest parking areas.

The BOD encourages all homeowners to visit the HOA web page as it has a wealth of information that homeowners need to know. The web page is www.woodbridgetownhomes.com. It is kept updated with the most recent meeting minutes and financial reports. Also, all copies of Covenants, By Laws, Rules and Regulations, etc can be found on this site.

The BOD is always looking for new board members. If you are interested, please contact Steve Kouri at Courtney and Courtney or one of the Board Members.

Treasurer's Report: See attached report.

Committee Reports:

Architectural Control Committee – One new request was received and approved by the committee.

Landscape Committee – A walk around will be conducted soon to determine what concrete repairs might be needed for this year. Also, the walk around will be looking at decks to see if any spot painting is necessary on some decks.

Property Manger's Report:

Steve is working diligently with the BOD to keep homeowner's up to date on HOA monthly dues. One homeowner is being served notice by an attorney whom the BOD has decided to hire since that homeowner is delinquent in paying assessments. An agreement has been proposed which the HOA board agreed contingent upon the homeowner not missing one payment. If one payment is missed, then the HOA will take the homeowner to Small Claims Court. Another homeowner may go into foreclosure.

Homeowner's are reminded that if they have a renter in their property, it is their responsibility to notify the management company, provide them with a copy of the lease agreement and provide the tenant a copy of the By Laws, Covenants, and Rules and Regulations. The homeowner is responsible for the actions of the tenant and can be assessed fines if the renter commits HOA violations.

Adjournment: Meeting adjourned at 7:06PM. The next Board meeting will be on May 17th at 5:30 at Sally Metzger's home (Unit 61).