

## **Board Meeting Minutes**

September 1, 2011 – 6 P.M.

### **Call to Order:**

The meeting was called to order by President Larry Fortner at 6:05 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:**

July's meeting minutes were reviewed and approved.

### **President's Report:**

The contractor who was doing "scoping" of our sewer system came to give the Board a report. A few issues were discovered, but none were major. Over the next few weeks, the Board will review the details of the report and decide on how to proceed with any repairs in those areas of concern.

**The next ANNUAL meeting of the homeowners will be November 17, 2011 (Thursday) at the Broadmoor Community Church Fellowship Hall. Registration will be from 6 – 6:30 with the meeting starting at 6:30.**

One of the pumps for the pond is not working. It will be pulled and repaired, if possible. Otherwise, a new pump may need to be purchased.

CLEAN-UP day is scheduled for Sept 17, 2011 (Saturday) from 9 – NOON. This is a time for residents to come together, do some minor work for the association, and save the HOA some money. Some beverages and snacks will follow the event at the pond. Last year was a lot of fun. Come join us on September 17<sup>th</sup>.

The HOA has sold several of the old globe lights that we replaced recently. We will continue to see if other people/associations are interested in these type of light fixtures.

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](http://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.

Parking by residents in "guest parking" is still a problem. Parking tickets will be followed by fines and then towing. Please do not use guest for your permanent parking place.

We are still looking for volunteers to be on the Board.

### **Treasurer's Report:**

See attached report.

### **Committee Reports:**

Architectural Control Committee – No new requests.

Landscape Committee - Summer is upon us and homeowner's are encouraged to look for "hot spots" and any irrigation leaks in their area of the lawn. The summer projects for repairs and maintenance have been completed for 2011.

### **Property Manger's Report:**

They will be working diligently with the BOD to keep homeowner's up to date on HOA monthly dues.

### **Adjournment:**

Meeting adjourned at 7:45PM. The next Board meeting will be on September 22th at 6PM at unit #64, Bob and Jackie Jones' home.