

WOODBRIIDGE TOWNHOME OWNERS ASSOCIATION, INC.

c/o Courtney & Courtney • 6285 LEHMAN Drive, Suite 100D • Colorado Springs, CO 80918

Board Meeting Minutes
September 20, 2007

CALL TO ORDER

Meeting was called to order by president Swede Murphy at 5:31pm. Also in attendance were Susie Nulty, Sam Giamarvo, Bob Jones, Mike Clark, and Charon Nelson. Clyde S. was present for part of the meeting.

APPROVAL OF PRIOR MEETING MINUTES

Sam moved to accept the minutes of the August meeting, Bob seconded, and the motion then passed unanimously.

PRESIDENT'S REPORT

TREASURER'S REPORT

Good financial position with stable general operating account and under budget overall. Landscaping and miscellaneous grounds are over budget but that is not unusual for this time of the year. The contingency reserve remains intact without expenditures this year.

COMMITTEE REPORTS

ARCHITECTURAL CONTROL COMMITTEE

Unit 29 approved replacing patio doors

Unit 34 denied widening deck as it would extend into common area, but lengthening the deck was approved. Owner responsible for replacing trees/bushes/edging and rock to conform to other units. The owner is also responsible for any costs related to water system changes required to modify the deck extension.

Unit 97, 52, 15 and 17 approved replacing windows

Unit 76 garage door denied as not the approved model/manufacturer to maintain uniformity.

Unit 29 approved request for steps

Unit 46 warning letter sent because steps not within Building Code requirements of four or more steps having a handrail

Unit 36 warning letter sent regarding fence in violation of the covenants

Unit 85 owner responsible for the removal of a tree that has grown to interfere with the awning

LANDSCAPE COMMITTEE

Many owners are requesting to replace landscaping with the restoration project. To clarify again, if owners are wanting to remove living trees/bushes it can be done at their expense. The HOA will be responsible for removing dead or diseased trees/bushes. Replacement will be according to the landscape plan with drought-resistant/perennial plantings.

JTB still needs to replace two bushes destroyed when the new water meters were installed.

Front Range Arborist has not responded to the request to evaluate the crab apple tree Unit 56

MAINTENANCE COMMITTEE

Lengthy discussion occurred about the future of the pond. Options and associated costs will be presented at the annual meeting for owners to review.

Electrical work completed in the central/pond area.

Bids will be obtained for the concrete replacement needed for the central walkways as it is a safety issue due to the uneven surfaces. Curbs and driveways will be deferred until next spring after the restoration.

The City is now responsible for the testing of the fire hydrants after taking over the water lines in April. That line item will be deleted in the budget.

PROPERTY MANAGER'S REPORT

Thank-you to Mike Clark for all his patience and attention to detail during the restoration project. Susie moved and Sam seconded that motion to approve Hammerhead as the complex contractor when wood work is requested by an owner. Having a specific contractor will be advantageous as there will be familiarity with dimension and exterior requirements and the HOA will have better control over potential liability issues.

Owners must obtain the building permit and pay any associated fees at that time for replacement and/or extension of decks. Regional Building must make changes to the master development plan. Bob moved and Sam seconded the motion to obtain an update to the CTL study done previously at an approximate cost of \$750. Motion passed unanimously.

OLD BUSINESS

Restoration Project: 57 units are paid in full for the assessment; 3 units are partially paid; 4 units still owe in full but 3 have made payment arrangements.

Owners who did not pay the assessment in full by 8/21/07 will receive invoices for the associated fines and fees.

The checklist clarifying the expectations of the project manager during the restoration project was reviewed. Many Thanks to Clyde for all his time invested in the success of this project!

There will be one paint crew with an on-site supervisor; the project manager will sign off on ea application to a building. The rock is a two step process; it is intended to look as though it were stacked so spaces will be visible but the mesh will be covered.

Work is progressing on schedule; 7 weeks left and it is expected that one building can be completed per week, weather permitting.

The Board at the regularly scheduled meeting in September approved their email vote of July 20-22, 2007 approving the relocation of the air conditioning system at Unit #38.

NEW BUSINESS

ADJOURNMENT

Sam moved and Susie seconded the motion to adjourn the meeting, passed unanimously. The meeting was adjourned at 7:42pm. The next board meeting will be October 18, 2007 at Swede's, #62 WB. The Annual Meeting is planned for November 15, 2007 at the Broadmoor Community Church at 6:30pm.

Respectfully submitted,
Charon Nelson