

**WOODBRIIDGE TOWNHOME  
OWNER'S ASSOCIATION, INC**

— MANAGED BY —  
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Board Meeting Minutes  
February 19, 2009

**Call to Order**

The monthly meeting of the BOD was called to order at 5:37pm by Rob Alleger. Cliff Benson, Bob Jones and Susie Nulty were present from the Board. The aforementioned constituted a quorum. Mike Clark was present representing Courtney & Courtney.

**Executive session**

There was a 15 minute discussion regarding legal, financial and homeowner issues.

**Approval of Prior Meeting Minutes**

The January Meeting minutes were reviewed, modified (Sam G. not currently on ACC) and accepted.

**President's Report**

The pond water level dropped due to the recycle pump not working. H2O will replace with appropriate size and capacity for \$650 including a warranty. Water will be added tonight and tomorrow.

Rob will distribute a newsletter in early March.

A long-range plan/reserve study will be addressed by Rob and Bob. An RFP (Request for Proposal) form is being developed for use in association business transactions.

**Treasurer's Report**

Report follows. Bob had submitted his report to the Board members prior to the meeting. We are currently under budget which is typical at this time of year.

**Committee Reports**

**Landscaping** Rob noted that the entry would be addressed in the spring. The maintenance committee will arrange for modified entry lighting this spring.

**Maintenance Committee**

Concrete work in the spring and summer was discussed.

**Architectural Control Committee (ACC)**

No current requests received. Owners will be reminded of request requirements in the next newsletter. One prior request has been forwarded to the Landscape committee for their consideration

**Property Manager's Report**

H2O has sent C&C a contract for filtering and service which was reviewed. Susie will contact Chris for one change.

Financial information has been forwarded to accountant for annual review and tax return preparation.

The All Year Gutter proposal was reviewed and discussed.

**Adjournment**

Cliff moved to adjourn the meeting; Rob seconded, and it unanimously passed to adjourn the meeting at 6:54PM.

The next meeting will be Thursday, March 19th at 5:30pm in #26.

Respectfully submitted,

Susie Nulty