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**Board Meeting Minutes**

February 21, 2013

**Called to Order:**

The meeting was called to order by Interim President Rob Alleger at 5:10 PM. Other board members present were Bob Jones, Sally Metzger, Doug Massingill and Susie Nulty. Cliff Benson was absent. Steve Kouri from Courtney and Courtney was present.

**Executive Session**

**Approval of Prior Meeting Minutes:**

Sally Metzger moved that the January 2013 meeting minutes be approved as amended, Doug Massingill seconded. Approved.

**President's Report:**

Limit on rental units was discussed. Protecting financing and refinancing options based on current HUD limitations (30%) may not apply to Woodbridge as El Paso County recognizes our properties as "Single Family Residences." Currently Woodbridge is occupied by more than 20% renters. The topic of rental limitations may be brought before the owners at the annual meeting since time and money-consuming issues are involved with renters. Rob noted the Property Tax Exemption for seniors that is offered by our county and may help some owners. He will feature this option in the next newsletter and provide the link to the on-line form. The owner/renter directory has been updated by Rob and Mary Alice Alleger. The e-mail group will be sent to Steve. Using the BCC email option was noted in order for Woodbridge to comply with privacy rules.

**Treasurer's Report:**

See attached report. There is more money in our operating account than at this same time last year. A reserve account of nearby housing groups was reviewed and puts Woodbridge in a very favorable light. Fairway Village has approximately \$2K in their reserves and Cobblestone has approximately \$158K.

**Committee Reports:**

Landscape Committee – no report

Architectural Control Committee –no report

Maintenance – no report

Rob thanked Bob for his time on the gutter work review. A number of issues have been resolved and others will be addressed when the weather permits.

Rob has found a reputable woodworker to help with deck and siding replacements. A match for siding replacements was found in Denver. The deck problem at unit #18 was discussed. Brownie said it is 3" out-of-plumb. Cause and remediation were discussed, including moving stairs away from the tree by owner and the TOA repairing the deck after movement cause is addressed. The appropriate people will be contacted.

The water issue in basements was reviewed and further information will be provided to owners. Rob will also review these findings in the newsletter. Bob will draft a letter to inquiring owner.

**Property Manger's Report:**

Wood preparation and paint touchup bid went out and the TOA will use a commercial painter starting in the spring. The work will be reevaluated after one building is complete. Brownie's work and dedication were discussed and complimented. The Board was invited to a Board training event hosted by Courtney & Courtney in April. Steve will miss the March & April TOA Board meeting. The current month checks were signed by the treasurer.

**Old/New Business:**

Addressed in earlier reports.

**Adjournment:** Meeting adjourned at 6:40pm. The next Board meeting will be at 5pm on March 28, 2013, in unit #61.

Respectfully submitted, Susie Nulty