

Board Meeting Minutes

February 16, 2012

Call 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:

January 2012 meeting minutes were reviewed and approved.

President's Report:

One of the main pumps to the pond is broken and not repairable. The BOD is still waiting to hear from the pond company to find out how much a new one might cost.

We have to put water in the pond during the winter by using Stan Miedich's (unit 59) water. The water used for the pond during the summer comes from the same system as the irrigation lines. This is turned off during the winter. The BOD will get some information from Stan to determine how much to reimburse him.

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 reviewed by the Board members. There were some questions concerning a few areas and Steve Kouri will get back with the Board at the next meeting. Once approved by the BOD, the homeowner's will be notified and they can review the changes on the HOA web page.

The new Well Groomed contract was reviewed and approved by the BOD. The overall increase is about \$95 per month compared to 2011. We have been paying Well Groomed the same monthly amount for the past three years.

Sally will investigate going to the next Community of Neighborhoods and Organizations (CONO). Some valuable information has come out of some of the past meetings.

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.

Treasurer's Report: See attached report.

Committee Reports:

Architectural Control Committee – One new request was received and approved by the committee. It dealt with replacing a garage door.

Landscape Committee – Bob has requested permission to contact a company that provides covers for gutters. These covers would reduce the debris that is caught in the gutters and downspouts. He will report back at the next meeting.

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 and has not made arrangements with the management company for payment.

There had been a request by a homeowner for the BOD to consider replacing some of the concrete auto stops that are in the guest paring areas. The BOD asked Steve to get a bid from Well Groomed and report back at the next meeting.

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 7:25PM. The next Board meeting will be on March 15th at 5:30 at Bob Jones' home (Unit 64).