
Board Meeting Minutes

March 15, 2012

Call to Order:

The meeting was called to order by President Larry Fortner at 5:35 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:

February 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. Based on usage so far, the BOD approved paying Stan \$25. More will be necessary.

The pond is leaking and we will be asking the contractor to do some work in April to see what the problem is. It may require draining the pond and repairing the liner.

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 and they have now decided to adopt them as a part of our Covenants. These changes will be available on-line at our web site in the near future.

Several bids for some work by Well Groomed were approved. This included some tree replacement, some work at the front of the HOA and replacement of several of the concrete car stops in the guest parking areas.

Sally attended the recent Community of Neighborhoods and Organizations ((CONO) meeting. Some valuable information has come out of that meeting, especially dealing with fire projection.

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 a deck extension. It was approved contingent on the homeowner reviewing the plans with the BOD prior to stating with work.

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.

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 6:40PM. The next Board meeting will be on April 19th at 5:30 at Larry Fortner's home (Unit 19).