

Board Meeting Minutes

March 28, 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 and Doug Massingill. Steve Kouri from Courtney and Courtney was present, as well as Becky Wegner of Mountain High Tree Care.

Executive Session:

Discussed the unauthorized removal of a tree by an owner and an appropriate Board response.

Question and answer session was held with Becky Wegner about the types of trees and shrubbery which Woodbridge might consider as our aging population of deciduous trees reach end-of-life. The general “take-aways” were that the Aspens were recommended for the rear of properties and pear trees would be suitable for property frontage. In light of the multi-year drought and the recently released water restrictions, tree replacements are not likely to occur this year.

Approval of Prior Meeting Minutes:

Draft minutes of the February 21 meeting, with minor edits, were approved following a move for approval which had been seconded.

President's Report:

A copy of the recently announced Water Shortage Ordinance was provided to those present and discussed. Effective April 1, Woodbridge will be restricted to watering twice per week ... on Mondays and Fridays. Outdoor landscape watering with a drip irrigation system, handheld hose equipped with an active, positive shut-off nozzle or handheld container is allowed at any time.

Treasurer's Report:

See attached report. Income is essentially on Plan, while expenses are ~ \$9,000 below Plan.

Committee Reports:

Landscape Committee:

See Executive Session discussion of landscape plantings. A search for the pre-2005 Xeriscape Plan has been initiated to identify opportunities to reduce water consumption. The input of the Woodbridge landscape contractor, Well Groomed, would be sought on the matter of optimizing our water restriction constraints, to include the flexibility of our irrigation system, the use of drip systems and the size of emitters.

Architectural Control Committee:

Two new requests were received and approved ... one to install and exterior, entryway handrail and a second to install exterior awnings, front and back. The awning approval required that the awnings conform to existing color and size limitations.

Maintenance:

A walk-around is being scheduled to look at any critical concrete work that may be required this spring/summer.

Property Manger's Report:

Steve provided insights and material pertaining to the water restrictions. The current month checks were signed by the treasurer.

Old/New Business:

Electrical issues are being experienced by several homeowners in the two buildings ... units numbered 15 through 29. An electrical contractor determined that a line from the curb to one unit was the culprit for the first of two buildings. Further investigation is required for the second building.

Adjournment:

Meeting adjourned at 7:00pm. The next Board meeting will be at 5pm on May 16, 2013, at unit #61.

Respectfully Submitted,
Rob Alleger