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## **Board Meeting Minutes**

May 17, 2012

### **Called to Order:**

The meeting was called to order by President Larry Fortner at 5:35 PM. Other board members present were Bob Jones and Sally Metzger. Steve Kouri from Courtney and Courtney was present.

### **Approval of Prior Meeting Minutes:**

April 2012 meeting minutes were reviewed and approved.

### **President's Report:**

Cliff Benson, one of the HOA Board members, is still ill from a stroke. He is reported to be recovering and the Board hopes for a speedy and full recovery for Cliff.

One of the two main pumps to the pond is broken and not repairable. A new pump will be purchased and kept in reserve in case the other main pump fails. A smaller pump for the upper water fall was replaced recently. The contractor has not located a replacement pump yet.

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 made by the Board members and they have now decided to adopt them as a part of our Covenants. Sally has done a review to determine where these changes need to be inserted into the existing covenants; however, this is becoming a problem. Steve will ask our attorney for guidance in this matching up of the old and new covenant items.

Homeowner's are reminded that guest parking is restricted to guests for a short duration. Also, while the use of our decks is nice during the summer time, we must be cognoscente of excessive noise and govern ourselves accordingly. No open fires are permitted on decks. Only fires enclosed in Bar BQ containers are allowed.

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](http://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.

The BOD is always looking for new board members. If you are interested, please contact Steve Kouri at Courtney and Courtney or one of the Board Members.

**Treasurer's Report:** See attached report.

**Committee Reports:** Landscape Committee – Several bids for some work by Well Groomed were approved. This included some tree replacement, some work at the front of the HOA, and some removal of some dying shrubs.

Bids were reviewed and approved for some concrete repairs and mud jacking at numerous locations throughout the HOA. Hopefully most of this will be completed before the end of June.

Deck painting to accomplish some repairs will be accomplished this summer. "Brownie", who was done maintenance for years for the HOA, will do this painting and repair. The entire deck will not be painted, only those areas deemed necessary by Brownie at the time of his review of each deck. Homeowner's will be notified in advance when we will be working on decks in their area. Some plants, etc may need to be moved so repairs can be made.

Architectural Control Committee – Three new requests were received and approved by the committee. One was not approved and is being returned to the homeowner for further information.

### **Other Reports:**

Sally recently attended a CONO meeting. A discussion of wildfires was given. The BOD will see if this is something of interest to the HOA.

### **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. An agreement has been proposed which the HOA board agreed to contingent upon the homeowner not missing one payment. If one payment is missed, then the HOA will take the homeowner to Small Claims Court. Another homeowner may go into foreclosure.

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 7:20PM. The next Board meeting will be on June 21st at 5:30 at Sally Metzger's home (Unit 61).

