

## **Board Meeting Minutes**

September 22, 2011 – 6 P.M.

### **Call to Order:**

The meeting was called to order by President Larry Fortner at 6:05 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:**

August's meeting minutes were reviewed and approved.

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

The Board wants to express its' sincere gratitude for the homeowner's who participated in the annual workday. A total of 13 people helped to make it a huge success. A lot of tree limbs were cut and several cubic yards of mulch was distributed.

The Board discussed the details of the sewer scoping report and decided on how to proceed with some repairs in those areas of concern that impact the association. While no lines contained the significant issues that had caused some major problems this past year, several contained some blockage that will require follow-up by the association. Additionally, some homeowners will be contacted to advise them of issues that exist within the confines of their home and responsibility. It will up to them to take whatever action they deem necessary to fix the problem.

**The next ANNUAL meeting of the homeowners will be November 17, 2011 (Thursday) at the Broadmoor Community Church Fellowship Hall. Registration will be from 6 – 6:30 with the meeting starting at 6:30.**

The Board has decided to have our attorney take a comprehensive review of the By-Laws, Covenants and Rules and Regulations of the association. This will help bring them in compliance with numerous changes to HOA laws that have occurred over the past several years and delete some areas that are not now applicable.

The HOA has sold several of the old globe lights that we replaced recently. We will continue to see if other people/associations are interested in these types of light fixtures.

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.

### **Treasurer's Report:**

See attached report.

### **Committee Reports:**

Architectural Control Committee – One new request was received and approved by the committee.

Landscape Committee - Summer is coming to an end. No new projects are scheduled at this time.

### **Property Manger's Report:**

They will be working diligently with the BOD to keep homeowner's up to date on HOA monthly dues.

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.

### **Adjournment:**

Meeting adjourned at 7:35PM. The next Board meeting will be on October 20th at 6PM at unit #19, Larry Fortner's home.