
Board Meeting Minutes

October 17, 2013

Called to Order:

The meeting was called to order at 5:35 PM. Board members present were John Foss, Doug Massingill, Bob Jones and Susie Nulty. Steve Kouri from Courtney and Courtney (C&C) was present.

Executive Session

Approval of Prior Meeting Minutes:

The September 2013 meeting minutes were accepted as amended and submitted.

Board Report

Several letters have been sent to owners regarding problems, including oil on driveway, various complaints and non-compliance with association rules.

Treasurer's Report: See attached report. Financial position is very good. The siding project is very expensive, about \$60,000 to date, and the funds to cover these costs are being taken from the reserves. It is possible the 2 most damaged buildings are complete. The wood planking is a special order from Denver due to non-standard size of boards. The project will continue through the winter when weather permits although it may be spring before any additional painting is completed. Bob will review this project at the annual meeting along with the dues increase and 2014 budget.

Committee Reports:

Landscape/Maintenance Committees – Wood replacement work will continue. Several buildings have had gutter guards installed where excessive leaves have plugged downspouts. All the buried downspouts behind several units that face in toward the pond have been exposed so they can be more easily cleared. Steve will supervise the fall cleaning. Two leaks caused by gutter & Shingle location in garages will be repaired. Another roof leak will be addressed as arranged with owner – Woodbridge TOA will pay deductible and owner's insurance will pay remainder. A new landscaping company (HT Landscaping) has been retained and will begin work on the Woodbridge property on November 15th. More details will be presented at the annual HOA meeting.

Architectural Control Committee – No new requests have been received and several earlier approved requests are in process of being completed by the owners.

Property Manger's Report:

A sound/noise resolution was reviewed and approved by the Board of Directors. It will be sent to all owners with the annual meeting announcement. Our collection policy must be modified to conform with Bill 1237. Steve will work with our lawyer on necessary changes.

Steve will review the board elections from past to determine current board member terms.

C&C has secured the location for the annual meeting and will send out the notice within the required time.

Old/New Business:

The Board discussed various topics to cover at the annual meeting including the 2014 budget, the new landscaping company and process that determined the change, the siding replacement project, the rental restriction issue, the 2014 dues increase and the request for owners to volunteer for various committees: Maintenance, Landscape and ACC.

The Annual Meeting will be held on November 21, 2013 at the Broadmoor Community Church.

Sally submitted a report regarding the various social events of the summer – see attached.

Adjournment: Meeting adjourned at 6:57pm. The next Board meeting date and location will be determined and announced at a later date.

Respectfully submitted,
Susie Nulty



Report to the HOA Board from the Social Committee
October 17, 2013

Beginning with the first Friday in June, we held "Meet and Greet" gatherings at the pond every Friday evening through June, then every other Friday in July and August. All residents were left invitations at their front doors around the middle of June, and the turnout was above and beyond what we expected.

Every Friday, at least 15 and sometimes as many as 25 arrived with their drinks in hand and appetizers to share. The food was so exceptional that John Foss' wife offered to make a cookbook from the recipes. The congeniality never let up, hugs and handshakes abounded, and many new friendships were forged from the parties.

At the last get-together in August, it was suggested that we wrap everything up with a Progressive Dinner to be held before our "Wintering In Arizona" people left. September 27 was chosen as the date, and those invited were the ones who attended the Friday parties faithfully -- 22 in all. We had appetizers at Eileen Richardson's home, the main course at Dan and Esther Solee's home, and the dessert was held at Dick and Jean Aplin's home and was co-hosted with Glenda Dinsmore. Everyone brought delicious food to the house of their choice, and each table sagged under the weight of the wonderful dishes!

A lively discussion took place after we had all eaten, and it was agreed that we should definitely do these parties again next summer but perhaps every other Friday throughout each summer month. The Social Committee will see to it that a repeat performance will take place, and hopefully we'll attract more of our neighbors who didn't come this summer.

Respectfully submitted,

A handwritten signature in cursive script that reads "Sally Metzger". The signature is written in dark ink and is positioned above the printed name.

Sally Metzger (aka "Party Animal" according to Rob Alleger)
Social Committee