

WOODBIDGE TOWNHOME OWNERS ASSOCIATION, INC.

c/o The Fisher Canyon Group • P. O. Box 38158 • Colorado Springs, CO 80937

Board Meeting Minutes

February 16, 2006

Call to Order

The meeting was called to order by President Wayne Smith at the home of Charon Nelson at 5:36 p.m. Also present were Board members Charon Nelson, Swede Murphy and Neil Kempcke; and Keith Glick and Shane Hardison of the Fisher Canyon Group.

Snow Removal and Landscape Issues: Joe Buoncore and Dan Mulvey of JTB Landscaping attended the meeting to discuss the wishes of the Board in regards to standard operating procedures, and to discuss the issues involved in the current water main replacement project. With respect to snow removal, it was determined that JTB would do the roadways aggressively, meaning earlier, and then return to do the walks later in the day. Charon and Fisher Canyon will make the decisions on snow removal.

The second item for JTB was the flower budget. It was noted that Charon has control of the flower budget and she would provide direction to JTB when the planting season arrives.

JTB warned to expect irrigation problems in the Spring due to the water main replacement project. Wires and pipes have been cut and debris has entered the lines. The Board accepted the admonition.

JTB will provide samples of rock which might be used to replenish the existing rock used around decks. The existing material is not readily available and is becoming more expensive.

JTB left the meeting.

Approval of Prior meeting minutes

Charon moved that the minutes of the prior meeting be approved as distributed. Swede seconded the motion which passed.

President's Report

Wayne reported that, if the weather was cooperative, the water main would be installed by the end of the next week. The following week would be cleanup and installation of fire hydrants. The third week out would see the connecting of taps to individual homes. Asphalt would be laid when weather permitted. He felt the contractors had done a good job to this point. **He requested Fisher Canyon to send a letter to the members with a status of the project.** Swede noted that the project to replenish rock under and around the decks was due to commence in early Spring and suggested it would be prudent to delay the street repaving until that project was complete in order to prevent damage to the new asphalt. The Board agreed and will move the rock replacement project up to accommodate the timing of the asphalt replacement. Wayne will talk to the water main contractors about reimbursing the Association for repairs needed to the irrigation system because of damage caused their excavation.

Treasurer's Report

Swede presented a budget spreadsheet to the Board and noted a few accounts were over budget but overall he felt the Association was on target. Wayne requested that the budget of record be recognized as the official budget of the Association. He also noted that reserve items had been paid out of operating funds. Keith said that transfers should be made with certain accounts to include painting and edging.

Committee Reports

Architectural Control

There had been a satellite dish installed without approval. Upon notification, the owner willingly agreed to move the dish so as to be in compliance with the Association's Rules and Regulation.

Property Manager's Report

Activity Log: The management activity log was briefly discussed.

Pet Clean-up: It was noted that problems with pet waste are increasing in and around the community. The Board decided to draft a letter addressing the problem and requested Fisher Canyon to send letters and to take an aggressive position on enforcing and fining as needed. A letter to all residents and owners calling their attention to the issue and requesting assistance in addressing it will be sent immediately.

Old Business

27 W Foreclosure: The property has gone to Public Trustee sale and the redemption period is expired. The property is now owned, and is being marketed, by Freddie Mac. Fisher Canyon had received a request from a title company to give an account status. The Association's attorney has mailed the prior owner a notice stating his personal obligations to the Association.

14 W Delinquency: The Association's attorney had made contact with the wife of the owner. She stated the owner was on active duty with the military. The attorney has drafted a letter recognizing his active duty status and proposing a payment plan to bring the owner current. **Wayne moved to instruct the attorney to mail the aforementioned letter to the owners with full support and agreement from the Board. Swede seconded and the motion carried.**

Paint Issues: Wayne has met with a representative of Sikens, paint manufacturer, to explore reimbursement of paint expenses due to paint peeling. Paint chips were sent to a lab and it was determined that the cause was not a product failure, but that the wood was not cleaned properly before application. Sikens agreed to provide the Association with a supply of new paint. Wayne will contact Bighorn Painting to discuss what deck preparation was done before staining the decks in question and what our/Bighorn's options are.

New Business

CAI Membership: Keith indicated that the Association's membership in the Community Associations Institute was due for renewal. After discussion, **Charon moved to renew the membership. Neil seconded and the motion carried.** The three members to be designated to receive the CAI publications are Charon, Neil and Swede.

Exterior Renovation Planning: Neil presented proposals from architectural firms to the Board for planning the exterior renovation project. **Swede moved to accept a two year contract with Jack Paulson & Associates, not to exceed \$6,000 in the first year and \$4,000 in the second. Charon seconded and the motion carried.**

HS20 Certification: Keith reported that a bid to provide the HS20 certification apparently required by the CS Utilities to accept the water main maintenance responsibilities was excessive. **Neil will investigate the nature of this requirement and report to the Board.**

Adjournment

The next meeting will be on March 16, 2006 at Neil's home at 5:30 p.m. The meeting was adjourned at 7:52 p.m.

Respectfully submitted,

Shane Hardison