

WOODBIDGE TOWNHOME OWNERS ASSOCIATION, INC.

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

Board Meeting Minutes

June 15, 2006

Call to Order

The meeting was called to order by President Wayne Smith at his home at 5:33 P.M. Also present were Board members Swede Murphy, Neil Kempcke and Sam Giamarvo. Keith and Linda Glick of the Fisher Canyon Group also attended.

Owner Forum

Patty McCorkle, Sandy Murphy and Susan Scott brought concerns about landscaping, particularly the irrigation system and missed watering cycles in the vicinity of 42 to 72 Woodbridge. They observed that generally the landscaping was not being maintained as well as last year. The damage to the irrigation system by the water main construction was explained along with some of the temporary repairs. The Board will address ways of improving the landscape contractor's performance including seeking competitive bids at contract renewal. The landscaper will be called in for a review immediately. The three owners agreed that increases in the fees might be necessary to cover work previously done by community volunteers. They were thanked for their ideas and concerns.

Approval of Prior meeting minutes

Swede moved that the minutes of the prior meeting be approved as written. Sam seconded the motion which carried.

President's Report

Wayne deferred to the agenda items.

Treasurer's Report

Swede reported that the finances are in order. The money being spent on irrigation repairs was discussed. The Board is concerned that a large amount has been spent and that the repairs are not complete. It is felt that tighter supervision of the contractor is in order. Keith reported that the field work for the annual audit was complete, but that the report and the tax returns were not yet available. It does not appear that there will be any taxes due.

Committee Reports

Architectural Committee

Two requests for replacing sliding doors on decks have been approved. A request for a larger gutter trough and downspout was approved, however an associated request for the Association to pay for the replacement has been referred to the Maintenance Committee. **Neil will examine the problem more carefully and report back to the Board.** Keith suggested that the gutter problem was aggravated by a driveway drainage problem which might require concrete replacement.

Landscape Committee

Wayne reported that Sam, Jerry Bruning and he had replaced the wiring and lighting at the entry island. The planting in the entry is also completed and the new pond recycle pit is working well.

Maintenance Committee

Neil reported surveying the siding and that major problems were not evident. There is clear deterioration on many south facing walls, but that these would not benefit from partial repairs. He will provide a list to Keith of areas needing minor repair. Discussion ensued on the advisability of repairing siding prior to the report of the Exterior Renovation Committee. **Swede moved that**

siding repairs be deferred until the Committee's report is available. Sam seconded the motion which passed unanimously. A brief discussion followed on replacing selected concrete. The concrete survey will be updated and a replacement project will be initiated.

Property Manager's Report

48 Woodbridge Entry: The new owner of 48 Woodbridge has reported an unsafe condition of the stoop at the entry. Neil confirms that the concrete has subsided there. **This condition will be included in the update of the concrete survey.**

27 W Foreclosure: All items posted to this account in 2005 are being written off as a part of the audit. Items posted to the account in 2006 will, in all probability, be written off during the year. A default judgment is being sought against the former owner and a hearing on same is scheduled for June 29, 2006. A discussion followed on the merits of spending additional funds in pursuit of a judgment which may not be collectible. **Wayne moved to instruct the attorney to pursue the judgment if the cost were no more than \$250. Sam seconded the motion which passed three votes for and one against. Keith will so instruct the attorney.**

14 W Delinquency: The owners continue to meet their commitments under the agreed-to payment plan.

Water Main Responsibilities and Transfer: Keith explained that the final inspection of the water main by the City Utilities will take place nine months from the completion of the installation. The formal turnover to the City will occur three months later. **He will check with Pate Construction to verify that their warranty extends to or beyond the turnover date.**

Water Expenses: Keith reminded the Board that with water restrictions removed and water rates higher, the water expenses will quite likely exceed the budget for same.

Old Business

Redraft of Rules: Swede distributed a third draft of the Association's Rules and Regulations. Wayne complimented him on his effort and progress. Details of the draft were discussed, including ACC request forms, consistent references to the management company, and window well guidelines. Swede will continue work on the policy and procedures for handling violations.

Association Web Site: Sam reported on his investigation into creating a web site for the Association. He suggested creating a web site to be tested by the Board. This idea was tabled while a demonstration disc is shared with Board members. **Sam and Wayne will create a model for further discussion.**

Future Board Members: Swede and Charon will report on recruiting new Board members at the next meeting.

Picnic Planning: The picnic is scheduled for July 18th and the planning is well along.

Landscape Responsibilities: The Board discussed, in some detail, several problems and concerns regarding landscaping and irrigation. There is agreement that relying on volunteers is not a viable solution. Keith recommended that closer interaction with, and supervision of, the contractor was vital to achieving the past levels of performance. He was asked if Fisher Canyon was prepared to provide that level of interaction and supervision. He will consider the implications of this and report back to the Board. **He will arrange a meeting with JTB and the Board within the next few days to discuss issues and management arrangements.**

New Business

There was no additional New Business.

Adjournment

The next meeting will be on July 20th at the home of Charon Nelson. The meeting was adjourned at 8:15 P.M.

Respectfully submitted,

Linda Glick