

WOODBIDGE TOWNHOME OWNERS ASSOCIATION, INC.

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

Board Meeting Minutes September 11, 2006

Call to Order

The meeting was called to order by the President, Wayne Smith, at 5:37 p.m. at the home of Sam Giamarvo. Also in attendance were Neil Kempke, Charon Nelson, Sam Giamarvo, Swede Murphy and Linda and Keith Glick from The Fisher Canyon Group.

Approval of prior meeting minutes

Sam moved to approve the minutes of the previous meeting as written. Neil seconded the motion which passed unanimously.

President's Report

There was no report.

Treasurer's Report

Swede reported that the finances were sound and in order. He projected that the Reserves should be approximately fifty thousand dollars by the time of the Annual Meeting.

Committee Reports

Architectural Control

A request for a hand rail at an entry was received and approved by the Committee after consultation with Earl Brown who was to install the improvement.

Landscape

Charon presented a list for possible landscape projects and needs. Board members were requested to provide feedback, via e-mail, by September 22nd. **Keith will request a new contract from JTB Landscaping which will include items on Charon's list.**

Property Manager's Report

Concrete Replacement: As a consequence of establishing proper drainage on two recently replaced driveways, trip hazards were formed where the sidewalks meet the driveways. **The Board agreed that sections of the sidewalks should be replaced to eliminate these safety hazards. Swede so moved; Charon seconded; and the motion passed unanimously.**

Shrub Removal/Replacement: An owner had requested that an overgrown shrub at the entry be removed. The Board discussed the implications of approving this request including future requests for replacement and the responsibility for the expense of removal and replacement. Charon moved that **if a homeowner wishes to remove live plantings, the owner must first make an ACC/Landscape Change Request. If the request is approved and a replacement is required (by ACC/Landscape), both the removal and replacement will be at the owner's expense. If the new planting needs removal or replacement within the first year, the work will be done at the owner's expense. Beyond one year, if the planting dies or becomes diseased or becomes a hazard, the Association will take action to remove it. Neil seconded this motion which passed.**

Owner Request for Landscape Improvement: The Board was provided with a letter from an owner requesting reprioritizing of the landscape projects. The Board did not feel that a change in priorities was appropriate at this time. **Keith will draft a response to the owner.**

Old Business

Board Nominations: Swede reported on the Nominating Committee's work to date. More potential candidates will be contacted before finalizing a slate of nominees.

Adoption of Redrafted Rules: Swede presented the latest revision of the redrafted Rules and Regulations. Wayne reported on a conversation with the Association's attorney regarding the handling of certain maintenance responsibilities and the proper adoption of the new rules. The attorney had provided written drafts covering these areas of concern. The drafts were incorporated in the revision. **Wayne then moved that the Board accept the revised Rules and Regulations and the implementing Resolution. Charon seconded the motion which passed unanimously.**

Annual Meeting Plan: Swede presented a preliminary architectural rendering for eventual replacement of the current siding. The ad hoc Committee developing exterior renovation options intend that the options be presented to the owners at the Annual Meeting in November. Owners will be invited to come to the meeting early to view these options. **Keith will check on the availability of the church and let Sam know so the information can be added to the Woodbridge website.**

New Business

Pond Maintenance Options: Keith contacted three companies which provide pond maintenance services. Only one has responded. He will continue the effort to obtain detailed estimates for this service. The Board would consider removing the fish and plantings from the pond if this has a significant impact on maintenance costs.

Budget 2007: A preliminary discussion was held and it will be continued at the next meeting.

Adjournment

The next meeting will be at 5:30 p.m. on October 9th at the home of Swede Murphy. The meeting adjourned at 7:48 p.m.

Respectfully submitted,

Linda Glick