

**Woodbridge Board Meeting Minutes
January 20, 2011 #40**

Call to Order:

Meeting was called to order at 6 PM by Larry Fortner. Bob Jones and Cliff Benson were present along with Steve Kouri from Courtney and Courtney. Julie Haberman was absent. Jerry Bruning was present for the first 30 minutes.

Jerry gave an update on the pond and the landscaping. The pond electrical system has been repaired and both small pumps are working. The heater is out and the contractor is looking for a new one. Planning for the spring includes reworking one of the large pumps in the pump house and getting the entire system up and running earlier to prevent the algae growth that occurred last year. We need more volunteers to help with the daily maintenance.

Well Groomed will take over more of the gardening and flower planting to include the entrance and the rock wall on the west side. Tree trimming and shrub replacement needs to continue. The first tree trimming is scheduled for early spring.

Jerry's health dictates that he needs to back away from much of the work that he has been doing on the pond and landscaping. The board is very thankful for Jerry efforts through the years.

Approval of Prior Meeting Minutes:

November's meeting minutes were reviewed and approved.

President's Report:

The sewer lines remain a concern after last year's three back-ups. It was agreed that we would request a quote from a contractor to check all the lines from each unit to the city main sewer line. If the cost is reasonable then we would contract for this service in the spring. Several of the light poles (street lighting) are loose, have rusted at the base and need replacing. In addition, several globes were lost in one of the recent wind storms. We need to look at new poles and a new type of globe. In the spring, we need to start replacement or repair as necessary. Replacement could be spread over a couple of years.

Treasurer's Report:

See attached.

Water usage continues to be a concern. Sprinklers will need to be monitored this spring to insure we are not watering too much or have overlapping spray patterns.

Committee Reports:

Architectural Control Committee – There were no new requests.

Property Managers Report:

Mountain High will be contracted to complete the first part of their proposed tree trimming in the early spring.

A contract will be issued for street resurfacing this spring as soon as the weather is warm enough. The resurfacing will take two days.

Adjournment:

The meeting was adjourned at 8:15

Next meeting is scheduled for 24 February at # 78.