

**WOODBIDGE TOWNHOME  
OWNER'S ASSOCIATION, INC**

— MANAGED BY —  
**Courtney & Courtney**

6265 Lehman Dr.  
Colorado Springs, CO 80918  
Phone: (719) **260-8216** FAX: (719) **494-1219**  
e-mail: [mike.clark@courtneyandcourtney.com](mailto:mike.clark@courtneyandcourtney.com)

Board Meeting Minutes

April 16, 2009

**Call to Order**

The monthly meeting of the BOD was called to order by Rob Alleger at 5:33pm. Rob Alleger, Cliff Benson, Bob Jones, Helene Knapp and Susie Nulty were present from the Board, which constituted a quorum. Mike Clark was present representing Courtney & Courtney.

**Executive session**

There was a 30 minute discussion regarding new and past legal, financial and homeowner issues.

**Approval of Prior Meeting Minutes**

The March 2009 Meeting minutes were accepted.

**President's Report**

Rob reviewed his Woodbridge walk-through and trash pick-up and shared his observations with the Board. Use of Broadmoor Improvement Society (BIS) security was discussed based on some recent incidents.

Neighborhood watch options were also reviewed. Rob reviewed the items planned for a reserve analysis and with Bob, they will continue with the update for a basis of future planning and dues schedule.

Cost of adding boxes to the mail box buildings for the Cheyenne Edition delivery was reviewed. Mike received a quote from Brownie. Susie moved to authorize this expenditure; Helene seconded.

Passed.

It was reported that back deck number were missing on 72, 76, 78, 80 and 84. They will be replaced.

**Treasurer's Report**

Report is attached and was reviewed by Board. Bob will get the paint ingredient numbers to Rob to include in the next newsletter. Bob still has some paint available.

**Committee Reports**

**Architectural Control Committee**

2 requests received for adding A/C units and have been processed. Cliff provided a list of requests received since 05-2008.

**Landscape Committee**

Written report from Jerry Bruning received and discussed. Trees, rock work and entry work were discussed. Jerry has done hours of volunteer work on the front rock wall cleanup. We will also schedule a June owner cleanup. A landscape ACC was discussed.

**Maintenance Committee**

A list of concrete work needed on sidewalks, entryways, driveways and curbs is being compiled. The Board discussed new lighting for the entry sign and approved the quote obtained by Mike. The new pond filtering system will be installed in the next few months.

A generous, anonymous owner has loaned the association the funds for this expenditure, interest-free for several years to be paid back monthly from our operating funds.

**Old Business** The year-end financial statement by Waugh & Goodwin LLP was distributed.

**New Business** All Year Gutters will start the gutter clean up in the coming week. Flyers will announce the schedule. Model number for garage door was requested (8300). Replacements require an ACC application.

**Adjournment** Cliff moved, Helene seconded, and it unanimously passed to adjourn the meeting at 7:00PM. The May meeting will be Thursday the 21st at #26 WB at 5:30pm.

Respectfully submitted,  
Susie Nulty