

Board Meeting Minutes

June 16th, 2011 - # 19

Call to Order:

The meeting was called to order by President Larry Fortner at 6:05 PM. Other board members present were Bob Jones and Cliff Benson. Sally Metzger was out of town. Steve Kouri from Courtney and Courtney was present along with Sam Giamarvo, homeowner.

Approval of Prior Meeting Minutes:

May's meeting minutes were reviewed and approved.

President's Report:

The replacement of new outside light fixtures is proceeding well. The project should be completed soon. This is the first time the lights have been replaced in 30 years. The contractor did run into some issues with additional concrete and electrical work at numerous old light fixtures. The Board approved a 10% increase to the cost of the project being paid to the contractor.

The Board is proceeding with a contractor to do "scoping" of the sewer system. This is becoming a real concern of the Board. The contractor being considered has obtained a scope that will accommodate 2" drain pipes that will work on the rancher units. Notices will be sent soon advising residents of the procedures needed to accomplish this project.

Signs are being made that notify residents, and especially children, that no one is to go into the pond or walk in the rocks surrounding the pond. It is NOT a play area. It is dangerous to do so. All residents are encouraged to observe this rule.

Additional concrete and mud-jacking work has been approved. Work should start in July. Residents affected by the work (especially concrete replacement) will be notified in advance.

The resurfacing of the streets is scheduled for late June. This is a two day process and residents affected each day will need to park outside of the sections being resurfaced for one night.

The BOD encourages all homeowners to visit the HOA web page as it has a wealth of information that homeowners need to know. The web page is www.woodbridgetownhomes.com. It is kept updated with the most recent meeting minutes and financial reports. Also, all copies of covenants, By Laws, Rules and Regulations, etc can be found on this site.

The bridges leading to the pond area are for foot traffic only. NO skate boards, bikes, etc please.

Parking by residents in "guest parking" is still a problem. Parking tickets will be followed by fines and then towing. Please do not use guest for your permanent parking place.

We are still looking for volunteers to be on the Board.

Treasurer's Report:

See attached report.

Committee Reports:

Architectural Control Committee – No new requests.

Landscape Committee - Summer is approaching and homeowner's are encourage to look for "hot spots" and any irrigation leaks in their area of the lawn. Report any to Courtney and Courtney. Additionally, some old cedars are over grown and are blocking some driveways for good visibility. A few units have been identified and these cedars will be removed and new landscaping and bushes will be planted.

Property Manger's Report:

They will be working diligently with the BOD to keep homeowner's up to date on HOA dues.

Adjournment:

Meeting adjourned at 7:40 PM.

The next Board meeting will be on July 21st at 6PM at unit #40, Cliff Benson's home.

Adjournment:

Meeting adjourned at 7:40 PM.

The next Board meeting will be on June 16th at 6PM at unit #19, Larry Fortner's home.