

Board Meeting Minutes
June 18, 2009

Call to Order

The monthly meeting of the BOD was called to order by Rob Alleger at 5:36pm. Rob Alleger, Cliff Benson, Bob Jones and Susie Nulty were present from the Board and constituted a quorum. Mike Clark was present representing Courtney & Courtney. Jerry Bruning and Sam Giamarvo joined the meeting after the Executive Session.

Executive Session

The Board acknowledged the resignation of member Helene Knapp effective May 30, 2009.

There was a discussion of homeowner issues.

Approval of Prior Meeting Minutes

The May Meeting minutes were reviewed and accepted.

President's Report

Rob reported that he has trim paint; Bob has door and exterior colors. Several doors appear to be showing through to the old burgundy color.

Rob further pursued the well-water issue and found that the complexity of water rights in this area places Woodbridge so far down on the access list that it is not worth further consideration.

The Board discussed the use of services of Broadmoor Information & Security (BIS). Rob has spoken with a number of owners and the Board decided to try their patrolling services for one year at a cost of \$700.

Treasurer's Report

See attached. Irrigation repair costs will be reviewed and properly allocated.

Committee Reports

-Landscape Committee

Jerry Bruning reported on recent landscape activities and provided reports on completed and upcoming activities. The June 27th work day will be postponed until August – date to be announced.

-Architectural Control Committee

Cliff Benson reported on ACC activities and reviewed three recent requests. Mike was asked to check on submission of a past window replacement request.

-Maintenance Committee

The new filter for the pond installation has been delayed due to some parts ordering issues and staff illnesses. H2O should be done soon. The concrete slab replacement is complete and some caulking will be done in the coming weeks.

Property Manager

The association insurance renewal is scheduled for September. Several options were discussed and Mike will research for the Board.

New sign alternatives for the pond area were reviewed and painted metal ones will be ordered and placed.

Adjournment

Susie moved and Rob seconded to adjourn the meeting at 7:42 pm.

The July meeting will be Thursday the 16th at #40 WB at 5:30pm.

Respectfully submitted,
Susie Nulty, Secretary

June 17, 2009

RE: Treasurer's Report for May, 2009

TO ALL BOARD MEMBERS:

Balance Sheet:

- Our operating account cash balance of \$32,451 is about \$1,371 less than last month. Still in good position for the summer months.
- We still have two homeowners who have not paid their restoration special assessment and are also behind on their monthly assessments. We are working with each of these to try to make final payments. One other is behind about \$2,193 in normal monthly assessments.
- At the end of May, our reserve balance had a total of \$159,220.

Income/Expenses:

- Our monthly assessment income YTD is now \$1,322 below budget YTD. We need to continually be aggressive in keeping this income up to date and "on budget".
- Our total expenses YTD are \$15,935 under budget which is not unusual for this time of year. This will drop down to near or over budget now that the summer months are causing more work to be done.
- Legal fees are over budget by \$432 due to a litigation issue with one of the homeowner's.
- Electricity is slightly over budget by \$281 since winter months require more lighting than the summer. This should drop to under budget over the next few months.
- Lighting is over budget by \$1,232 due to several repairs we had to make to some of our outside lights in March and new lights at the front entrance.
- Building Maint is over budget by \$478 due to several repairs to chimneys that were needed due to rotting wood.
- Gutter repair/maintenance is over budget by \$1,891 on a straight-line basis since All Year Gutter is paid for work that is done in the spring and fall on a lump sum basis. Overall we are within the annual budget.
- Snow removal is over budget by \$ 1,545 based on a straight-line budget of \$750 per month. However, most expenses occur in the late fall and winter months. Overall, we are well within our annual budget.

Overall, I feel we are in a good financial condition.

Bob Jones
Treasurer