

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

— MANAGED BY —  
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**Board Meeting Minutes**

September 16, 2010 - #40

5:30 PM

**Call to Order:**

The meeting was called to order by Larry Fortner at 5:35 PM. All board members were present, as well as Steve Kouri with Courtney & Courtney.

**Three Minutes each Owner:**

Joann Widdis attended the first half of the meeting. Joann voiced concerns regarding the lighting in the guest parking area.

**Approval of prior meeting minutes:**

August's meeting minutes were reviewed for any outstanding business and were approved.

**President's Report:**

Woodbridge's Annual Meeting is scheduled for November 11<sup>th</sup> at 6PM, at Broadmoor Community Church.

Board is still concerned with residents speeding. The speed limit is 15mph. Please report violators to our Property Manager.

Security Alert to Homeowner's: A car was recently stolen out of the homeowner's garage at Fairway Townhomes. The owner left the keys in the car and the garage door was left open. Fairway is located off Star Ranch Road and is very close to Woodbridge.

**Treasurer's Report:**

See the attached Treasurer's Report.

**Committee Reports:**

Architectural Control Committee – Four new requests have been made: 1 request for the installation of a satellite dish, 1 request for the installation of skylights and two requests for window replacements.

**Property Manager's Report:**

Annual HOA Insurance Policy has been renewed.

Two Board positions are open.

Complaint noted from unit #82 regarding shrubs being replaced and dirty rocks.

The electrical issue with the outside lights at units located on the golf course is being fixed.

**Old Business:**

If HOA is unable to fix the sidewalk at unit #15 this year, due to budget, it is as the top of the list to rectify in 2011.

The Board approved the removal and trimming of trees to prevent damage to units.

**Adjournment:**

Meeting adjourned at 7:40 PM.

The next Board meeting will be held on October 21<sup>st</sup>. 2010, at #64. The meeting will start at 6:00PM.