

Board Meeting Minutes
May 17, 2007

Call to Order

The monthly meeting of the Board was called to order by Swede Murphy at 5:41 PM at the home of Sam Giamarvo. Other Board members present were Bob Jones, Susie Nulty and Charon Nelson. Robert Smith of Courtney and Courtney also attended.

Approval of Prior Meeting Minutes

Bob Jones moved to approve the minutes of the March 15, 2007 meeting. Susie Nulty seconded, and the minutes were approved.

President's Report

Garage doors- uniformity is desired by the majority of homeowners. Decisions will be tabled until exterior choices are made.

Treasurer's Report

Bob reported the status of the finances. Reserves are increasing. The snow removal from January is the only overage in the budget.

Committee Reports

Architectural Control Committee

The committee approved installation of a satellite TV dish at 66 WB. Bill Stiles resigned from the committee due to health reasons. He was an asset to the committee and will be missed. Wayne Smith has agreed to fill that position on the committee.

Landscape Committee

Pond maintenance will be addressed by the Management Company. Exploration of other options for maintenance is in process. Affordable Pond cleaned the pond on May 6, 2007. Wayne Smith replaced a burned out pump which was under warranty, but the new one will not be warrantied.

JTB had a bid of \$500 to remove the dead shrubs in the entry island. Sam volunteered to pull them out and extend the watering to the back area.

The sunken areas between units #60 & #62, and the pond overflow tank continue to be monitored.

The mulch was replaced along the walkway by the pond.

Maintenance Committee Report

Concrete maintenance of driveways and entry-ways was reviewed. The nine worst units are 17, 19, 18, 20, 27, 72, 74, 78, and 84. Investigation of possible solutions is in process and bids obtained. The sinking area near the pond will also be addressed. Separate bids will be obtained for gutters and curbs.

The issue of the painted curbs was discussed and will be allowed to wear off.

The locks and door to the shed have been damaged. New keys will be given to Susie, Wayne Smith, Jerry Brunning and Robert Smith.

Property Manager's Report

Robert presented his calendar and work orders. Discussion followed about what information is most useful to board members.

Old Business

Waste Management contract expired but will be renewed based upon more costly bid from Bestway.

It was determined that there was no need for the Cheyenne Mountain Security bid. Concrete bids are pending from four companies.

New Business

The siding vote results were reviewed. Sam and Jerry Brunning will be the co-chairs of the project to restore the exterior siding.

A letter will be sent to homeowners regarding the official assessment meeting and vote. Three bids will be presented for the vote. Proxies must be turned in by the meeting so that the count may occur that night.

Adjournment

Sam moved to adjourn the meeting, Susie seconded and the meeting was adjourned at 8:00 PM. The next meeting will be held at Broadmoor Church June 21, 2007 at 5:30PM prior to the assessment meeting.

Respectfully submitted,

Charon Nelson