

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

— MANAGED BY —
Courtney & Courtney

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Board Meeting Minutes
January 17, 2008

Call to Order

The monthly meeting of the BOD was called to order by Swede Murphy at 5:30pm. All board members and Mike Clark from C&C were present. Chad from Well Groomed Landscaping attended initially to discuss expectations.

Executive session

There was a ten minute discussion regarding past issues.

Approval of Prior Meeting Minutes

Susie moved to approve the October minutes, Cliff seconded and the motion passed unanimously.

Bob moved to approve the December minutes, Susie seconded and the motion passed unanimously.

President's Report

Owners are encouraged to contact chairs of committees to participate in the community.

Treasurer's Report

Overall, year-to-date, we are still under budget in operating expenses. Snow removal is the biggest remaining concern since there is no control over the weather and when these expenditures occur.

Because we were under budget at year end 2007, the board agreed to transfer \$20, 000 into the reserve account.

Committee Reports

Architectural Control Committee

No requests made

Landscape Committee

Susie moved to accept the amended contract from Well Groomed Landscaping for 2008-9, Bob seconded and the motion passed unanimously.

There was discussion regarding the focus on safety and prevention for snow removal with our new contractor. It was decided that initially in a storm that

egress would be maintained. After the storm, usually the next day, then shoveling of walks and drives would be done cleanly.

Because of shaded areas, slopes and water drainage in the property, ice melt products will be used judiciously to minimize corrosion to the concrete.

Maintenance Committee

Well Groomed will check on the pond pump maintenance, if needed.

C&C has contacted concrete leveling company to fill holes in sidewalks when the weather permits.

Review of concrete needs with walkways, drives, curbs and gutters will be done in the spring.

Requesting C&C to get bids on seal-coating of street and parking areas.

Property Manager's Report

Liens were filed on past due special assessments.

Old Business

Completion of painting will occur as the weather permits. Punchlists will be done in the order of the restoration, starting at Unit 99. The front doors will be completed last.

New Business

None

Adjournment

Bob moved, Cliff seconded, and it unanimously passed to adjourn the meeting at 7:00pm. The February meeting will be Thursday the 21st at 40 WB at 5:30pm.

Respectfully submitted,
Charon Nelson