

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

— MANAGED BY —  
**Courtney & Courtney**

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Board Meeting Minutes

March 20, 2008

**Call to Order**

The monthly meeting of the BOD was called to order by Swede Murphy at 5:35pm. All board members and Mike Clark from C&C were present.

**Executive session**

There was a twenty five minute discussion regarding past issues.

**Approval of Prior Meeting Minutes**

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

**President's Report**

Owners are encouraged to contact chairs of committees to participate in the community. Please refer to the website for more information.

3 Owners have not paid the restoration assessment.

Dane has a crew working on caulking and painting. When completed, work on doors, windows and foundations will begin, weather permitting.

**Treasurer's Report**

Overall, year-to-date, we are still under budget in operating expenses.

The Restoration checking account will be monitored closely until the completion of the project, as the final work is costing more than anticipated due to the cost of materials and time to complete the project.

The Reserve account has \$131,615 to start building for future capital expenditures.

**Committee Reports**

**Architectural Control Committee**

No requests made

**Landscape Committee**

Rolled metal edging and Cripple Creek Gold rock replacement will be delayed until the foundation stucco repair has been finished. This is for uniformity and consistency in the complex. Mt High will be spraying trees per their contract soon; signs will be posted specifically to notify owners of the days.

Xeriscape will be emphasized in the landscape plan to conserve water this summer.

The committee is meeting with Well Groomed to plan the flowerbeds at the entry and between units 52 and 54, which the landscaping company will plant and maintain.

**Maintenance Committee**

Bids are being received for the concrete work

Well Groomed is submitting a plan for pond maintenance.

**Property Manager's Report**

Pavement sealing bids are still pending; plan to complete early July after the concrete work has been finished.

**Old Business**

None

**New Business**

None

**Adjournment**

Bob moved, Cliff seconded, and it unanimously passed to adjourn the meeting at 7:00PM.

The April meeting will be Thursday the 24th at #53 WB at 5:30pm.

Respectfully submitted,  
Charon Nelson