

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

— MANAGED BY —  
**Courtney & Courtney**

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**Board Meeting Minutes**

February 16, 2010 - #64

5:30 PM

**Call to Order:**

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

**Approval of prior meeting minutes:**

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

**President's Report:**

Both contracts (landscaping and snow removal) with Well Groomed Landscaping were renewed. There were no changes to the previous contracts.

Larry Fortner is working on the next Quarterly Newsletter to be distributed primarily via e-mail.

**Treasurer's Report:**

Bob Jones reported the HOA is above budget on one line item, snow removal.

**Committee Reports:**

Architectural Control Committee – Three additional exterior alteration requests were made in February, bringing the yearly total to four.

Landscape Committee – Jerry Bruning has established the landscape committee. Bob Jones will serve as chairman. Bob, Jerry and the other members will walk the grounds in late March to determine the needs for this year.

Maintenance Committee – Currently we do not have one.

**Property Manager's Report:**

At the request of the Board, Mike Clark cancelled the contract with Broadmoor Information & Security (BIS) ground patrols. The Board did not see any added benefits during the trial period.

**Old Business:**

In January, the Board discussed amending the rules & regulations regarding open bed trucks parked in driveways.

At the annual meeting in November, homeowner's voted that For Sale and Rent signs can be posted in windows.

**New Business:**

The Board voted to add/amend to the ACC guidelines as follows: ACC approvals will not be approved if homeowner is not current on paying HOA dues.

Bob Jones will contact Suzie Nulty to determine if she is willing to chair the Maintenance Committee.

The Board needs to decide paint requirement for front doors. The issue in question is whether or not doors must be painted only the colors approved by the Restoration Committee.

The Board unanimously voted for amending the rules & regulations allowing covered trucks and empty bed trucks to be parked in driveways.

Bob Jones is developing the standards regarding For Sale and Rent signs for homeowner's windows.

**Adjournment:**

Meeting adjourned at 6:42PM.

The next Board meeting will be held on March 11th, 2010 at Julie Habermann's house, #78. The meeting will start at 5:30PM.