

**Woodbridge Townhome Owners Association  
Annual Meeting Minutes  
November 21, 2013**

**Call to Order**

The annual meeting was called to order at 6:30 pm by John Foss, acting chairman. Board members who attended were Bob Jones, Doug Massingill and Sally Metzger. Susie Nulty was absent; Steve Kouri represented Courtney and Courtney.

**Proxy and Quorum Certification**

Steve Kouri verified that a quorum was present; 22 homeowners were needed and that number was exceeded by 5: 11 recorded proxies and 16 owners present.

**Proof of Meeting Notice**

The Proof of Meeting Notice was mailed on October 30, 2013.

**Introduction and Recognition**

Chairman Foss welcomed everyone and asked that we go around the room and introduce ourselves and tell how long we've each lived at Woodbridge. Then Stuart Scott reported on the sales of Woodbridge units and sales of condo/townhomes versus single family homes in Colorado Springs.

**Approval of 2012 Annual Meeting Minutes**

Those present had a chance to look over copies of the minutes that they picked up from the back table. The minutes were approved as written.

**Chairman's Report**

Chairman Foss reported on the mail vote that was sent to all homeowners regarding a proposed restriction on the number of Woodbridge units that could be rented. Of the 56 returned voted, 36 were in favor and 20 were opposed. The proposed measure did not pass.

- reminder to access our web site for additional information;
- reminder about 15 mph speed limit;
- guest parking for guests only;
- renters must be given copies of our CC&R's

**Architectural Control Committee**

During the year, the Committee consisted of Cliff Benson (who has moved to Florida), Swede Murphy and John Foss. Foss gave a summary of the requests that had approved.

## **Landscape and Grounds Maintenance Committee**

Major accomplishments:

- started siding replacement/repair project; \*
- Front Range Painting ~ \$89,821 (a/o Nov. 12, 2013);
- Rocky Mountain Forrest Products ~ \$24,672 (a/o Nov. 12, 2013) We will use up the wood supplies we currently have and paint those new boards. Then we'll stop until spring of 2014 and assess our situation and reserves;
- concrete replacement on several driveways and curbs ~ \$19,525;
- gutter guards installed on the backside of units 59, 61, 63, 65, 67, 85, 87, 89, and 91. This is a test to see if this type of system will work ~ \$3,900;
- Mountain High Tree Trimming and Removal ~ \$4,335;
- Savings in water due to rain and water rationing by SCU ~ \$8,000;
- We are retaining the same budget in 2014 since we never know from year to year what the weather conditions will be. Also, CSU is having a rate increase.
- The siding project was discussed at length, Front Range Painting has been engaged to replace and paint the rotten boards and hail damage. Their crew was going beyond the scope of the project by replacing boards in addition to just those boards that were rotten. The crew was brought into line with the scope that had been specified, because otherwise a special assessment would be required to pay for the project, which had not been approved by the owners.
- There are water problems at 72 and 74;
- We've changed from Well-Groomed to HT (Happy Turf)
- Are the fire lanes going to be painted again? Discussion seemed to favor not doing so.

Jerry Bruning commented on the following:

- lack of consistency with the siding project;
- his future retirement from taking care of the pond needs to be addressed;
- Perhaps Mountain High should be replaced with another tree company that will be more aggressive with their trimming;
- the Work Day should take place more often during the year;
- Christmas tree lights need to be returned from Well-Groomed and re-hung on the entry tree;
- the electrical set-up for lighting that tree poses problems;
- vandalism in the past has created problems with this holiday area as well;

Wayne Lear expressed his on-going dissatisfaction with the aspen problems between decks--dead ones are being removed and not being replaced with other plantings. The board will address this issue when spring time approaches, but watering new planting presents problems of its own . . .

### **Social Committee**

Sally Metzger reported on the enthusiastic turnout at the Meet and Greet parties around the pond over the summer. They will be repeated in 2014 and will be held every other Friday June-August, hopefully culminating in another Progressive Dinner for supporters.

### **Treasurer's Report and Presentation of 2014 Budget**

We were reminded of the \$20 increase in HOA dues starting on the 1st of the year. A question arose about how our dues compare with other townhomes in the area. Stuart Scott advised that the dues seemed reasonable given the age of Woodbridge. Associations with lower dues are typically newer with stucco or tile, or make up the difference with special assessments. Additional financial information and details are available on the web page.

### **Election of Board Members**

All board members will be returning in 2014, but Chairman Foss suggested that additional people would be welcome to help in different capacities.

### **Open discussion**

No further discussion took place.

### **Adjournment**

The meeting was adjourned at 7:35 p.m.