

**WOODBIDGE TOWNHOME OWNERS ASSOCIATION, INC.**  
**APRIL 2026 BOARD**  
**Meeting Minutes**

**Call to Order**

The meeting was called to order at 3:59 PM by Bob Jones.

**Roll Call / Board Members Present**

- Bob Jones
- Brian Pring
- Sherry Cripps
- Susan Scott

**Absent**

- Susan Nulty

**Management Present**

- Toni Chatman, Community Manager, Excel Management

**Homeowner Forum**

No homeowners were logged in virtually; therefore, no homeowner forum was held.

**Ratification of Interim Decisions**

No interim decisions were presented for ratification.

**Approval of Prior Meeting Minutes**

The June 2025 meeting minutes were reviewed and approved. Motion to approve was made by Bob Jones and seconded by Sherry Cripps.

**President's Report**

Sherry Cripps reported on homeowner communications, including:

- Questions regarding responsibility for satellite dish maintenance within the complex
- A homeowner request for assistance in identifying the source of noise in their attic



### Treasurer's Report

Bob Jones presented the Treasurer's report. Key points included:

- The association remains financially on track and continues to save money
- Financial statements are available on the association website for review
- Snow removal expenses are currently under budget due to minimal snowfall
- Increased irrigation costs are anticipated this summer due to low snowfall and rainfall

### Manager's Report

Toni Chatman reviewed the Monthly Management Report, including:

- The number of phone calls received during the quarter
- Architectural Control Committee (ACC) requests currently in the system
- Completed work orders

### Ongoing Business

- **Rock Installation Along Broadmoor Valley Road**

The Board discussed a proposal for rock installation along Broadmoor Valley Road, estimated at approximately \$30,000. The Board agreed to postpone the project until 2027.

- **Pest Control (Voles) (Not on Agenda)**

The Board discussed vole activity. Susan Scott suggested obtaining a report from Froggy each time traps are checked.

### New Business

- **Native Grass Area Behind Units 74/84**

The Board discussed prior conversations with Bear Claw regarding watering and maintenance. The option of leaving the area as native grass and taking no action was considered. Bob Jones will review the area further; the item may be removed from future agendas.



- **Concrete / Mud Jacking / Caulking Plan – 2026**

The Board discussed that minimal concrete work is anticipated this summer. Mud jacking may be considered. A community walk-through is planned for June to assess needs and potentially schedule work for the fall.

- **Backflow Testing – 2026**

The Manager reported that the backflow notice has been received and will coordinate with Bear Claw Landscaping to schedule testing.

- **Landscaping Equipment Storage Concerns** (*Not on Agenda*)

Brian Pring noted concerns about Bear Claw storing equipment within the community and spillage of oil or gas on streets, negatively impacting appearance. Bob Jones will follow up with Bear Claw to address cleanliness expectations.

#### **Executive Session**

No executive session was held.

#### **Adjournment**

The meeting was adjourned at 5:02 PM by Bob Jones, seconded by Sherry Cripps.

