

\*\*\*DRAFT-not yet approved\*\*\*

## **Annual Meeting Minutes November 13, 2012**

### **Call to Order**

The annual meeting was called to order at 6:30PM by Larry Fortner, President. Other board members present were Bob Jones and Sally Metzger. Cliff Benson could not attend due to illness. The management company, Courtney and Courtney was represented by Steve Kouri.

### **Proxy Certification and Quorum; Verification of Notice**

Steve Kouri verified a quorum was present and reported proof of notice sent October 20, 2012. There were 18 owners present and 5 proxies recorded.

### **Welcome and Introduction**

Larry Fortner welcomed all homeowners, had all homeowners introduce themselves and introduced the other Board members and management company representatives.

### **Approval of Minutes**

Owners were provided minutes from the 2011 annual meeting. They were approved by the membership with no changes being made.

### **Architectural Control Committee Report**

Due to Cliff not being present, no ACC report was given. Homeowners were reminded that any outside work, alterations, etc. requires ACC approval.

### **Landscape Committee Report**

Bob Jones presented the committee report as follows:

We accomplished several significant projects this year:

- Several new sections of concrete driveways and entryways were installed. This is an annual maintenance issue that must be done to correct continual deficiencies in our walkways and driveways
- Numerous areas of driveways and entryways were mud-jacked versus having to install new concrete
- We had a very successful “fall clean-up” work effort in late September. A lot of tree pruning occurred. We are always in need of volunteers to help with this effort and taking care of the pond
- Several units had overgrown cedar bushes in their driveways that were obstructing views. These were removed and replaced
- Several dead/dying trees were removed and a lot of dead branches were cut out from others. The Aspens between the decks are nearing their lifespan. These will need to be replaced over the next several years. He said Mountain High recommends a replacement schedule of about 20% of our Aspen Trees each year for the next 5 years.
- Desk railings were repainted due to some hail damage in the spring. Hope to do window sills in the Spring of 2013

- The pond was kept in much better condition this year due to a pond maintenance contract. A lot less algae buildup was noticed and the water was much clearer.

Jerry Bruning summarized several other accomplishments and on-going tasks taken on during the past year. He complimented Well Groomed for their excellent work. He also thanked Dick Aplin, Rob and Mary Ann Alleger and a few others for their numerous hours of volunteer work. Also, for all of the volunteers that helped on the HOA workday in late September. He also said we would be putting up Christmas lights soon, so as soon as a date is determined, volunteers would be appreciated.

### **Treasurer's Report**

Bob Jones reviewed the 2013 Budget that had been sent to the homeowner's with the annual meeting notice. He stated there will be no dues increase for 2013 even though some of our bills are increasing in 2013, specifically water and insurance. We will try to curtail some of our annual maintenance such as concrete repairs and mud-jacking to make up for any shortfall in water. Pray for rain next year. Additional financial information and details are available on the web page.

### **President's Report**

Larry Fortner asked Stuart Scott (homeowner and realtor) to update the homeowner's on the real estate market in Colorado Springs and what has happened within Woodbridge this past year.

He then summarized his report which follows:

- Street lights were completed last year but we did not replace the wiring. Thus, we have had a few problems with wiring and have had the contractor here several times for repairs. If you note any problems with the lights call Steve and he will get our contractor out.
- We have had a couple of owners who have fallen behind in their dues payments and we have taken legal action to collect. If we have to resort to legal actions, the delinquent owner will also pay the incurred fees. We had one home repossessed by the mortgage holder and unfortunately we lost several thousand dollars on unpaid dues and fines.
- In the summer we sent out a new resolution banning open fire pits and charcoal grills due to the high fire hazard all around Colorado Springs. We thought this action was prudent because of our wooden structures and the potential spread of fire to several homes should a fire start in one home or deck.
- Every year we need to remind everyone of the 15MPH speed limit. There are still too many driving too fast on our streets.
- If you rent your unit, you must give the renter a copy of the Covenants, etc. C&C should be given a copy of the lease agreement. The renters are subject to the same rules as owners, but any violations of the rules will be sent to the homeowner, not the renter. Any fines are the homeowner's responsibility. The HOA will not deal with the renter nor will C&C.
- ACC requests must be submitted for any changes you plan to the outside of your unit. This includes windows, doors, painting, gardening, etc.
- Please observe the rules for guest parking.
- Driveways are to be kept clean of oil or any other stains.
- Keep lawns clear of dog droppings especially in the summer when the lawns are mowed weekly.

## **Other discussion and issues**

1. Some homeowners need to have some Aspens that have been removed replaced. Bob said this would be a priority with the new BOD. We need to determine what type of tree and/or bush we are going to use for a replacement.
2. Why is it taking so long to get the telephone boxes repaired by CenturyLink? The BOD and management company have called the company numerous time, but they are not being responsive. Homeowner's were encouraged to call the company also.
3. A drain issue is a concern of the owner of unit 67. He has had water damage twice. We need to determine what the real problem is and get it repaired.
4. Larry did say that over the past year, the BOD had been working with our attorney to get our Covenants and Rules and Regulations updated to comply with new State of Colorado legislation. That has been completed and will be added to the Woodbridge web page effective January 1, 2013. If there are any conflicts between the old language in these documents and the new guidelines, the new guidelines take precedent.

## **New Business**

There was no new business presented.

## **Election of Board Members**

Larry indicated we need at least one new board member since his term was up and he would not be continuing on the Board. Bob and Sally would be staying. We are not sure about Cliff Benson. Rob Alleger will talk to Cliff in the near future. Bob said that Susie Nulty (unit 53) had said she would like to be on the BOD again. Doug Massingill (unit 67) indicated he would like to be on the Board. The homeowners voted to have Susie and Doug to be new Board members.

## **Adjournment**

The meeting was adjourned at 7:32PM

Respectfully submitted,  
Bob Jones