

DRAFT

Board Meeting Minutes

January 16, 2014

Called to Order:

The meeting was called to order at 5:03 PM. Board members present were John Foss, Doug Massingill, Bob Jones, Sally Metzger and Susie Nulty. Steve Kouri from Courtney and Courtney (C&C) was present.

Executive Session

Approval of Prior Meeting Minutes:

The October 2013 meeting minutes were accepted as amended and submitted.

President's Report

New rules are needed to conform to collection policy requirements outlined in HB1276. Certain specific wording is required and Steve and Rob will work on this so Woodbridge HOA will be in compliance with this new Colorado law. New guidelines regarding our collection policy are needed.

A recap of issues discussed at the AGM including the siding project and no rental restrictions were discussed.

The board recognizes all the fine work Jerry has done during the holidays and throughout the year. An appreciation gift will be sent on behalf of the board and all HOA owners and residents.

Tree issues and ideas from the arborist were discussed. The issue of replacement of trees will be revisited in April. A 2014 maintenance program is expected from Becky (arborist) and a walkthrough will be arranged for the spring.

Treasurer's Report: See attached report. Financial position is very good. We are under budget due to the decrease in water requirements.

Committee Reports:

Landscape – Snow removal by new company discussed. The board has requested that snow removal take place after the snow fall. The use of melt on unit walkways and drives will no longer be standard unless specifically requested by Board or Management Company. The melt will continue to be used on the walkways along Broadmoor Valley Road. Board members will contact HT for specific needs and requirements.

Architectural Control Committee – No new requests have been received.

Maintenance – Sally and John will pursue a review of our complex and a possible fire mitigation plan. Siding project discussed in Property Manager's report.

Property Manger's Report:

The siding issue and electrical issue for unit #14 were discussed. The complex siding replacement project was reviewed. The contractor will use the remaining wood and will make the replacement decisions based on established standards and seal up current repairs. Additional needs and costs will be reviewed by the board.

Gutter cleaning was discussed and Doug with help supervise this next process.

The electrical trench digging behind 59-69 is to replace a decomposed electric feed to lights in front of 51-59.

Old/New Business:

The Board is very grateful to Sam Giamarvo for all his work on the HOA web site. It is a wonderful tool for providing timely information to owners and residents.

Two units that sustained damage due to gutter clogs were addressed.

The contract and final bill from Well-Groomed was discussed.

The Board thanked Steve for his work with our association.

The Board also recognized Brownie's work and will send him a thank-you gift.

Adjournment: Meeting adjourned at 6:45pm. The next Board meeting will be on March 20, 2014 at 5pm in unit #67.

Respectfully submitted,

Susie Nulty