

DRAFT

Board Meeting Minutes

March 20, 2014

Called to Order:

The meeting was called to order at 5:05 PM. Board members present were John Foss, Doug Massingill, Bob Jones and Susie Nulty. Steve Kouri from Courtney and Courtney (C&C) was present. Guest: Tom Benzeleski from Triple C joined the meeting after the Executive Session.

Executive Session

Approval of Prior Meeting Minutes:

The January 2014 meeting minutes were accepted as amended and submitted.

Treasurer's Report: See attached report. Financial position is very good. We reviewed the reserves used to date for siding repairs and will get a cost estimate to complete this project. C&C will get a cost estimate for completion along with a separate cost estimate to replace the outside west facing wall on unit 15 as requested by an owner.

Committee Reports:

Landscape – Mile High arborist will have a walk through with Board members in April, as we did last year, to review the current health and needs of our complex trees and plan some re-planting where trees have been removed. That company also sprayed this month. The Board approved the agreement for maintenance.

HT did some clean up after the wind storm and their costs of snow removal were discussed. Board members will contact HT for specific needs and requirements. Snow removal in central common area will not be routinely done during the spring and no deicer or slicer will be used unless specifically requested by a Board member.

Architectural Control Committee – One request for a new garage door was received and approved.

Maintenance – Tom Benzeleski of Triple C submitted 2 proposals for gutter and downspout cleaning/maintenance. He has owned the company for 24 years and has about 22 current gutter cleaning/maintenance customers. He outlined how his crews clean the gutters and downspouts and the buildings that could require 2 (spring & fall) vs. 3 (spring, mid-summer & fall) cleanings per year. If cleaning is not needed, there will be no charge for that procedure. After Tom left, the Board discussed options and voted to accept the 1-year, cleaning-only proposal (Susie made motion, John seconded – passed). Steve, Doug and Bob will monitor the first cleaning that will occur in spring.

Two of the 3 pole lights in front of Building 51-57 that have been out are now repaired. The remaining pole plus another light will be repaired by this coming weekend.

Concrete repair needs will be reviewed this spring. Only \$3,000 is in the budget since more extensive work was done last year. Only mud-jacking, if needed, may be scheduled.

Several wood bridges may need repair and C&C will check with Brownie to see if he is able to accomplish or with Mike.

There have been 2 bids received for street seal coat and parking lots stripe painting. One more is due soon and the Board will decide via e-mail on how to proceed.

The Board requested that C&C obtain bids on getting a power line to the Broadmoor Valley Road trees from the entrance center island. This work, if approved, should be done prior to the seal coat.

The electric repairs for the pond area were discussed and approved by Board.

Property Manger's Report:

New rules have been incorporated in our collection policy as required and outlined in HB1276. John made a motion to accept these changes; Doug seconded – passed. The new policy will be posted on the Woodbridge website.

Board members and any interested owners are encouraged to attend the 4th Annual HOA Training Leadership Seminar on April 5, 2014, 8am-12:30pm. Call 260-8216 prior to April 3rd if interested. Susie attended last year and found it very informative and helpful.

Old/New Business:

See items above.

Adjournment: Meeting adjourned at 6:28pm. The next Board meeting will be on April 17, 2014 after walk-through with arborist, if scheduled, or at 5pm, in unit #64.

Respectfully submitted,
Susie Nulty