
Board Meeting Minutes

August 20, 2015

Called to Order:

The meeting was called to order at 5:10 PM. Board members present were Bob Jones, Lynn Ostler, Doug Massingill, Susan Scott, Dan Sollee and Susie Nulty. John Foss was absent. Steve Kouri from Courtney and Courtney (C&C) and Mike Lopez of HT Landscaping were present.

A number of landscaping concerns and issues were discussed primarily with regards to the irrigation system. Mike reported that he is expanding to cover clients needs including obtaining an additional truck and irrigation tech. There is a lawn fertilization scheduled for September. Discussion of the following: additional debris removal in lieu of irrigation system maintenance; damage to edging by mowers behind #93; spraying weeds in rock beds; providing owners with signs to skip spraying in certain areas; submitting an itemized list and new contract draft to Board for review. Mike Lopez left the meeting after all Landscaping issues were reviewed.

Approval of Prior Meeting Minutes:

The July 2015 minutes were ratified as amended.

Treasurer's Report: See attached report. C&C had provided the Board members a new list of checks that will be signed at this meeting. Check to one vendor that included an unauthorized change order was pulled. Vendor will be contacted by Steve. The HOA's insurance coverage with current policy ends September 15th as that carrier no longer offers our type of coverage. Several proposals are expected and will be given to the Board for selection and approval. American Family and Farmers have been received and waiting on CB Insurance and Peleton.

Old & New Business/Discussion Items:

- Board Positions:** Susan Scott and Dan Sollee have agreed to serve on the WB Board as John Foss and Doug Massingill will be resigning after the annual meeting in September.
- The Falls progress:** Brownie will be asked to add new skids on the bridges to The Falls.
- Electric issues:** An electrician will be asked to check on the entrance island electricity issue and the GFI problem. The external sump pump outside of #99 needs electrical work as well.
- Miscellaneous Repairs:** Brownie will be asked to repair the fallen mailbox and replace the glass in a light fixture. He will also do some of the awning rail painting.
- Chimney Caps:** #82 & #93 Proposal from BluSky to repair these received/\$900 each. C&C will obtain a bid from Western Fireplace to compare. Empire Roofing cannot do this work so a bid from Wright will be requested. Susie will send Steve the image from June 9th.
- Concrete Repairs:** Priority was given to the work at #24 and the damaged road and completed today. Other work delayed until next year.
- Asphalt:** Steve will check on scheduling so road work will be completed as soon as possible. Some of the road work is being covered by BluSky.
- Landscaping:** Two options for remote irrigation testing (there are 40+ zones) were discussed and the Rainbird remote will be purchased for use by O'Malley Lawn & Garden Care who has been doing various small jobs. The remote will be stored at Woodbridge with a Board member or in locked container. The irrigation maintenance estimate submitted by Earl was accepted by the Board.
- Rock areas:** There will be a walk-through of the complex scheduled for next Thursday to identify new rock needs.
- BluSky Walk-through:** There will be a final walk-through of the complex with Steve Kinder of BluSky on August 21st.
- Clean up Day:** August 22 will be the owner clean up day with Dick Aplin in charge of projects.
- Annual meeting will be on September 24, 2015**

Adjournment: Meeting adjourned at 7:55pm. The next Board meeting will be after the annual meeting.

Respectfully submitted, Susie Nulty