
Board Meeting Minutes

April 28, 2016

Called to Order:

The meeting was called to order at 4:40 PM. Board members present were Bob Jones, Lynn Ostler, Susan Scott, Dan Sollee and Susie Nulty. Steve Kouri from Courtney and Courtney (C&C) was present.

The passing of long time resident and enthusiastic volunteer, Dick Aplin #34, was noted and the current Board expressed their sadness at this loss. Our sympathies are extended to Dick's family and friends.

Approval of Prior Meeting Minutes: The March 2016 minutes were ratified.

Treasurer's Report:

Bob presented the Treasurer's Report and the check register was reviewed with several questions answered. Pump house electric bill is more reasonable after repairs. An extra insurance amount paid due to a modification will be credited later. September is the insurance policy renewal month and various options will be considered. The outline from the April 23rd Training regarding insurance is available on the C&C web site under HOA's, Understanding Community Insurance. There are 2 months of CorBran's billings for March and April in the current check register. The chimney cap repairs were charged to capital improvements.

Old & New Business/Discussion Items:

-Water Feature area: Children have been seen playing on the rocks in the central area. The Board discussed posting a sign and Steve will check with our lawyer regarding wording and recommend a sign company. The Board reviewed the Rules and Regulations regarding use of the common areas which are restricted to 9am to 9pm daily.

-Irrigation: Water has been turned on and is currently scheduled for one day (Wednesdays) each week.

-Summer parties: Sally has again volunteered to coordinate the owner/tenant gatherings for the summer. The Board appreciates all she does to make these an enjoyable success.

-Mountain High: Prior to this meeting, Steve and several Board members completed a walk-through with Becky, arborist from Mountain High to assess the needs. A couple of trees were identified for removal and others for trimming and several areas would benefit from new plantings, both trees and shrubs. The Board will review an itemized list and compare totals to our budget prior to approval of identified work.

-Contractors: All work at Woodbridge should be processed through Courtney & Courtney in order to conform to various protocols that ultimately protect our community. C & C utilizes a vendor packet to determine appropriate insurance coverage and billing addresses for our protection.

-Concrete & Asphalt work: Contracts for new concrete (Groninger), asphalt repairs (Avery) and lifting (A-1) were discussed. The concrete work will start in approximately 1 month with the asphalt and lifting to follow.

-ACC request: A new dish on back of #80 was installed with no ACC form. Owner called Board member "after" the installer was on site. Dish installation location was discussed and Board members will confirm dish at #80 has been installed in an approved area.

-Solar lights: The newer model seems to be working better on the Broadmoor Valley Road side of the complex and future solar light needs will use this new model.

-Disruptive behavior: Several complaints have been received from owners regarding disruptive behavior. Steve will send letters to owners and quote the Rules and Regulations of our HOA.

-Resolution: This is now on the Woodbridge web site.

-Shingle repair: This has been completed in the 2 affected units. BluSky will send Steve a copy of the shingle warranty. Extra shingles will be stored in the pump house.

-Oil stains on driveways: Owners are responsible for cleaning oil stains on driveways. Steve will contact owner.

-Water feature area: An owner will be donating a bench and several large planting pots will be added.

-Damaged grass: The estimate to remove grass and add rock in one area seemed too high so reseeding will first be attempted.

-Mulch: New mulch around trees and central area was approved. A request for a price to remove the exposed irrigation lines that are no longer in use in central rock area will be obtained and reviewed by Board.

-Work Day: The Board will plan a June and fall work day. The Board will purchase flowers for entrance.

-Topic of discussion: The Board discussed limiting our community to 55+ and due to several issues will not pursue.

Adjournment: Meeting adjourned at 6:45pm. The next Board meeting will be on May 19, 2016, at #64.

Respectfully submitted, Susie Nulty