
Board Meeting Minutes

January 21, 2016

Called to Order:

The meeting was called to order at 5:00 PM. Board members present were Bob Jones, Lynn Ostler, Susan Scott, Dan Sollee and Susie Nulty. Steve Kouri from Courtney and Courtney (C&C) and owner Ouida Neil were also present.

Water intrusion at #24 was reviewed. Ouida Neil presented to the Board a timeline of water issues, reports, insurance denial, mitigation and costs. In executive session the Board reviewed the information, discussed past policy and historical decisions. C&C will send a determination letter to the owner. The Board also suggested that C&C remind all owners of insurance options and their responsibilities regarding this issue.

Approval of Prior Meeting Minutes:

The November 2015 minutes were ratified as amended. There was no December board meeting.

President's Report: Owners have requested that cats owned by Woodbridge residents have bells attached to their collars if they are allowed to roam outside due to recent bird killings.

Treasurer's Report: See attached report which was reviewed by the Board. A correction will be noted and special assessment/insurance to be combined. A surplus of \$15,000 will be moved to reserves/siding. New modified report will be sent out to Board. Several questions were reviewed on check register listing and possible short of a CorBran's payment noted. Snow removal costs were high and areas shoveled were discussed. The interior sidewalks will only be shoveled upon request. Steve will contact CorBrans of change. C&C had provided the Board members the General Ledger activity and a new list of checks that will be signed at this meeting after review.

Old & New Business/Discussion Items:

-ACC request: A door request was discussed. It will be reviewed by Swede, Dan and Lynn.

-Chimney cap repair: The chimney cap repair at #82 is complete and dry wall damage repairs will be covered by HOA. The caps will all be inspected in April for necessary repairs. [Dan Sollee had to leave at this time.]

-Illegal parking: There are specific rules regarding use of guest parking and those rules will be enforced. Owners that break these rules will be fined as specified in the rules.

-Mountain High proposal: The submitted proposal for 2016 was reviewed and approved. Steve will schedule the walk-through on a Friday in April.

-Street sealing: Bids will be obtained soon and sealing scheduled for early spring. Colorado Flat work concrete will be coordinated with the sealing work.

-Solar lighting: New units are on order and warranty battery replacements also arriving soon.

Adjournment: Meeting adjourned at 6:50pm. The next Board meeting will be on February 18, 2016, at #56.

Respectfully submitted, Susie Nulty