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## Board Meeting Minutes

June 15, 2017

### Called to Order:

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

**Owners Forum:** Sally Metzger addressed the Board regarding a parking concern.

**Approval of Prior Meeting Minutes:** The May 2017 minutes were ratified.

**Treasurer's Report:** Bob e-mailed the Report to the Board & the check register was reviewed.

**Executive Session:** Several issues were discussed.

### Action Items from Last Month:

1. There is a problem with the Falls and tomorrow Earl will check on the water leak probably caused by shifting rocks and liner then make necessary repairs probably involving added foam. The Falls should be back on by Friday morning. .
2. Bob spoke with owner about window issue.
3. Web site options and the public information available was discussed. Meeting minutes may be moved to C&C site to limit access to Woodbridge owners only rather than access by the public. Steve will let us know our options.
4. Reserve Transfers and Retained Earnings listings on Financials were reviewed. Steve will let us know about the 2016 return and review after reaching the CPA. Bob will talk to Mike. A request to return the Budget column to financials will be made. The accountant is working on the review for 2016.

### New Business:

1. Steve will start arranging for the reviews of insurance policies & carriers for the coming year.
2. Discussion to consolidate the reserve allocation to one line item on balance sheet. If there is only one line item, a description of what is covered by reserves would be added if possible so owners understand what is covered and why the balance is high.
3. The purchase of new trees will be delayed until next year due to the extensive storm damage and costs associated with clean up. The walk through next year will include discussion of new tree locations between unit decks and the relations to the chimney locations to avoid fire hazards.
4. Steve is still trying to locate the Xeriscape plan that Woodbridge paid for a number of years ago. The Board will then review proceeding with the plan concentrating on "hot spots" with irrigation areas taken into consideration.
5. Low-profile sprinkler head replacement by Earl was discussed and may be delayed due to the higher mowing grass height.
6. A Bear Claw subcontractor was spraying the grounds for weed control and Steve will find out what product was used as there were some complaints about odor. Bear Claw will be asked to weed under decks and along the rock wall in front of units 85-99.

### Old Business:

1. The removal of the cottonwood tree behind #84 will be delayed – Steve will ask Becky to remove it from the list this year. Steve will also ask Becky of Mountain High about schedule of work we have agreed to complete.
2. Deer repellent used in the Falls area. Deer have eaten roses and other flowering plants recently.
3. ACC form processing was discussed and determination forms will now be sent by the ACC committee to requesting owner.

### Additional Items:

1. Dan will take some photos of the thorn trees near the south Guest Paring area for our review.
2. Deck cleaning of #44 – Steve will send letter to owner.
3. Roof repairs at #66 and #27 are complete. Woodbridge has paid M&D and will request reimbursement from BluSky for this warranty work. The interior work at #66 is pending.
4. Three exterior lights are either out or missing.
5. Dan will check on limbs needing trimming at #50.
6. Concrete painting on lamp post in from of #93 will be monitored.

**Adjournment:** Meeting adjourned at 6:50pm. The next Board meeting will be on Thursday, July 20<sup>th</sup> at 5pm in unit #55.

Respectfully submitted,  
Susie Nulty