
Board Meeting Minutes

November 10, 2017

Called to Order:

The meeting was called to order at 4:00 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.

Approval of Prior Meeting Minutes: N/A as the last meeting held was the Annual Meeting and those minutes will be reviewed and approved at the next annual meeting.

Treasurer's Report: Bob e-mailed the Report to the Board & the check register was reviewed. Funds in the amount of \$15,000 were transferred to the reserves and additional funds may be available for transfer at the end of the year. A couple questions regarding the check register were resolved.

Action Items from Last Month:

1. Repair of leak at unit #66 has been completed and WB is waiting on a reimbursement from BluSky. Steve will follow up with Jason.
2. Leak at #84 was reviewed and determined it was not a leak in the water service line.
3. The sewer lines will be checked by Arrow at a future date, possibly next year, to resolve any issues. The cost is \$75-\$100 per unit.
4. Steve reported that the new accountant has completed the 2016 audit and will forward the report to the board members

New Business:

1. The treasurer's resignation will be effective January 1, 2018 and the board has received one application from Jeanine Colburn #97 for a Board position. Steve will send out a request for any other nominations with a deadline in case an owner election is required.
2. Avery will be at Woodbridge next Tuesday at 11am to review resurfacing options. When the recoat was done in 2014, there was no sand included or applied to cut down on slippery conditions when wet. John Hurley Asphalt has submitted a quote. The board will review soon so the process can be booked for early next spring.
3. Truck bed cover on agenda no longer an issue.
4. Formal letter to owner regarding temporary street parking will be sent by C&C.
5. There was discussion on public posting of financial statements and posting was decided with certain exceptions.
6. Window trim responsibility was discussed and the 2007 rules & regulations reviewed. The deck railings repairs are underway and should be completed by early springs as weather permits. The lower window sill trim will be started by Brownie.
7. As a first step in review, updating and consolidation of covenants, rules & regulations, declarations and bylaws, the board will decide on use of a lawyer to help with this process and will interview several candidates.
8. The grounds and gutters are scheduled for cleanup the end of November after all the leaves have fallen.
9. Resolutions: The common area write-up will be edited based on Annual Meeting suggestions and criticism. The parking rules will be consolidated.
10. An anonymous owner has donated a gardening service to plant the entry round-about. Susan will review the offer and Bob will get clarification from the generous owner.
11. Dan asked that the Mission Statement passed by the owners at the annual meeting be placed on the web site. Steve will request that Sam add that statement.
12. Mail box package containers were discussed and Dan will look into costs associated with adding those for the USPS use.
13. Waste Management costs are high and one way of lowering the cost is to utilize the standard large containers they provide. The Board is concerned about the size, the entire community use and the small monthly savings.

Adjournment: Meeting adjourned at 6:05pm. The next Board meeting will be on Thursday, December 14^h at 5pm at unit #56.

Respectfully submitted,
Susie Nulty