

July 26, 2018

Called to Order:

The meeting was called to order at 5:00 pm. Board members present were Susan Scott, Dan Sollee, Lynn Ostler, Susie Nulty and Jeanine Colburn. Steve Kouri from BSR was present. Bob Jones, the Board-appointed landscape director was present. Visiting homeowners: Terry Keller, Dean Keller, Betty Marshall

Approval of Prior Meeting Minutes: The June 2018 minutes were approved as amended.

Treasurer's Report: See completed report online. Current check register is up to date and payments are on time.

Owner's forum: Homeowners voiced concern that they are under the impression that there is a plan for a playground on Woodbridge grounds and trees are being planted in places that don't make sense to them, while they are concerned that a tree in view of unit needs to be replaced. They are concerned about deteriorating retaining walls and whether there is a priority list for repairs. Dean said if the Board would have the tree in view of his unit removed, he would like to replace the tree at his own expense.

Action Items from last month:

1. Painting needs: A quorum of the Board met briefly on Thursday, July 19 to discuss a plan for the repairs and painting needed due to weather damage on the exterior of certain Woodbridge Townhomes buildings. A subsequent meeting with the painter occurred so that he could submit a cost estimate for today's meeting. The estimate was higher than expected and additional estimates will be sought. The following services were discussed for specific damaged buildings: a. Sideboard replacement as necessary (cedar); b. Sanding and painting hail damage around windows. The buildings included in this project are Units 10 -20, Units 62 to 72 and Units 85 to 91.
2. As a separate issue, our covenants require maintenance repainting of all the buildings every 5 years and this is due in another 2 years. Lynn suggested that rather than repaint the entire community in one year, the painting maintenance should be phased so that segments of the community would be painted each year. This would allow budgeting for a smaller annual payout for painting, rather than a large payout every 5 years. The Board did not want to confuse this important issue with the current need for weather related repairs, so this topic will be discussed at the August meeting.

New Items:

1. Annual Board meeting date: Steve is working on possible meeting dates for the 2nd or 3rd week of September.
2. List of preferred contractors: Steve is still collecting a complete list of all of our contractors used by Woodbridge Townhomes so that their insurance and credentials can be reviewed per BSR policy.
3. With recent rains, homeowners are noticing that some of the gutters aren't draining properly. Tors Gutters will be contacted for cleaning as well as checking for blockage sources.
4. Unit 99 owners are concerned that their deck railing is not standing up straight and is leaning slightly outward. There is concern regarding safety. Other units have this problem as well. Bob Jones suggested an option that was done to his deck unit several years ago and that may be less expensive than replacing the entire deck railing. Steve Kouri will pursue this concern regarding all of the affected decks.
5. The common deck in the center area is sinking in one area and needs to be looked at and repaired as needed.
6. Since the neighborhood was evaluated in March, some new areas of concrete heaving have popped up and pose possible safety hazards. Susie Nulty said she will look at them to see if they need to be corrected immediately or if they can wait until next spring. Reported affected units are 99 and 76.
7. Bob reports that there are 16 properties that no longer have trees between them. Short discussion regarding arborist concern that some roots may impact home foundations. We will discuss further at August meeting.

Old Business:

1. Dan has been in contact with a concrete contractor to repair some of the driveways this year. A list of driveways

which will be repaired over this year and next is included as an attachment to this month's minutes. This list does not include any sidewalk repairs that may need to be done in the future.

2. Use of interior rock area. The old hot tub rock area is not accessible to the adult residents but children play and climb on the rocks regularly. Continued discussion regarding making the area safer and more accessible to everyone as well as potential uses for that area. There is no current plan for a play area or any other specific uses, but there are many ideas for how that area could potentially be used. This is a long term outlook for continued improvement of Woodbridge grounds. Dan personally paid a landscape architect to have a look at it and who told him that the area is already nicely laid out and it would not require a great expense to fill in low areas and create pathways and connecting bridges to make it community friendly. Community input is welcome.

Adjournment: The meeting was adjourned at 6:06 pm. The next Board meeting will be on August 23 at 5pm at Jeanine's house Unit 97.

Respectfully submitted,

Jeanine Colburn

**WOODBRIIDGE TOWNHOME
OWNER'S ASSOCIATION, INC**
www.woodbridgetownhomes.com

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List of recommended concrete driveway repairs to be done in 2018 and 2019:

Units needing one corner repaired. #25, 60, 64, 67, 85, 87, 93, 95. Total = 8

Units needing two corners repaired. #15, 17, 22, 27, 89. Total = 5

Units needing 3 or more corners repaired. #52. Total = 1

Units needing 1- 4 complete slabs replaced. #18, 46, 68, 91. Total = 4

Units needing curb connected to driveway repaired. #42 Total = 1

Units needing slabs lifted or mud jacked. #97, 99 Total = 2

There are 14 units needing corner repairs and 4 units needing new slabs and 2 units that need mud jacked.