
Board Meeting Minutes

January 26, 2017

Called to Order:

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

Owners Forum: No owners except for Board were present.

Approval of Prior Meeting Minutes: The November 2016 minutes were ratified with the amendment of meeting location of this meeting to #56.

Treasurer's Report:

Bob presented the Treasurer's Report and the check register was reviewed. The \$595 general ledger difference will be addressed by Mike Clark next week. The reserve balance is approximately \$139,000.

Executive Session: Several issues were discussed.

Old & New Business/Discussion Items:

-Owner Directory: There was discussion regarding an owner directory and security. Board members were encouraged to have a separate e-mail address for all Woodbridge business. If current owners wish to have access to contact information, they are to be directed to Steve at C&C for responses and documentation.

-Xeriscape & Drain repairs: Work by Earl will begin in February to move some dirt from the front of #40 to the drain re-grading behind #30. The city has repaired the drain. Any change on exterior areas by owners require an ACC form, for example, pavers on lawn areas or modification of concrete steps and walkways. Steve & Susie will look for the Xeriscape plan developed in 2003 by NES.

-Leak, downspout and gutter repairs: The leak under #20 driveway and gutters have been repaired. CSU called regarding water use in #24 and an inside leak was discovered and repaired by owner. Owners are encouraged to provide C&C a local emergency contact in case of issues while owner(s) is out of town. This request will also appear in next newsletter. Lynn, Andy, Bob and Jackie were thanked for the work done to anchor all downspouts with large spikes.

-Resolutions: Per last meeting - CCIOA (Colorado Common Interest Ownership Act) was brought up by Lynn and a sample regarding HOA insurance claims will be sent out for Board review and possible inclusion in our regulations. Two resolutions regarding snow removal and insurance claims were presented by Lynn for Board review and comment.

-Contractors: All work plans and contractor information should be sent to Steve for review prior to start of work.

-Landscaping: The damage from earlier wind storm and loss of trees and their replacement will be considered during the spring complex walk-through review with arborist.

-Roof leak/siding repair: Black & White needs 40 degree+ weather to make repairs to #87.

-ACC between 68 & 70: This request will be reviewed by ACC committee when received.

-Mountain High Proposal: This was approved and to be paid so discount will be applied. They will contact Lynn when they will be on property to do various jobs outlined in contract.

-Neighborhood Watch: The USPS mailing received by owners was discussed. Board members have opted not to participate.

-Chimney work: The wind damage to the chimney at #59 will be repaired by Professional Restoration & Repair and paid for by the association.

-Lamp Pole Crossbars: Lynn & Andy will replace the missing lamp crossbars.

-Sewer Line Scoping: This project was reviewed and Bob will call Arrow regarding prices.

-Workman's Comp Refund: Duplicate payment for this needs to be refunded.

Adjournment: Meeting adjourned at 7:05pm. The next Board meeting will be on **Friday**, February 17th at 5pm in unit #53.

Respectfully submitted,
Susie Nulty