

WOODBIDGE TOWNHOME OWNER'S ASSOCIATION, INC

c/o BSR Communities
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Annual Homeowner Meeting Minutes

Broadmoor Community Church
315 Lake Avenue
September 19, 2019 at 6:00

1. Call to Order:

The meeting was called to order at 6:06 pm. Board members present were Susan Scott, Dan Sollee, Bob Jones and Jeanine Colburn. Steve Kouri from BSR was present.

Invited representatives from Premier Roofing (Alex Parra) and Chris Wilson from Pivot Adjusters provided a presentation to the membership prior to the start of today's meeting.

2. **Proxy and Quorum Certification:** Steve Kouri verified that a quorum was present. There were 27 members in attendance and 9 members by proxy.

3. **Proof of Meeting Notice:** The meeting notice was mailed by BSR to all owners within the required guidelines.

4. **Introductions:** Board President **Susan Scott** introduced members of the HOA Board as follows:

Vice President: **Dan Sollee**

Secretary: **Jeanine Colburn**

Treasurer: **Bob Jones**

Member-at-large: **Susie Nulty**

The following HOA members were also thanked for their service to the community:

Sam Giamarvo—for managing the HOA website

Sally Metzger---for planning and organizing the Friday evening socials

Brigitte Foss and Bonnie Pring for maintaining the entryway garden and some of the interior flower gardens

5. **Invited guest presenters:** **Alex Parra** from Premier Roofing Company and **Chris Wilson** from Pivot Adjusters gave an overview of the current status of our homeowner insurance payment for remaining hail damage which occurred in August 2018.

Highlights of the presentation:

- a. Chris Wilson was retained to be a public adjuster advocate for Woodbridge HOA because the insurance company was trying to reduce the amount of payment for hail damage. He reported that the insurance company missed a lot of the damage in their original appraisal. Representatives from the insurance company agreed that much of the damage had been overlooked.
- b. Woodbridge insurance coverage is for repair and replacement of 'like kind and quality' of damaged items and buildings. Chris had to document all of the damage and provide a detailed report with an updated appraisal of damage cost which is significantly higher than the insurance company's initial assessment. His information was gathered from photos, receipts from homeowners of replacements and repairs, as well as visible damage. This report has been given to the insurance company and Chris is waiting for a formal response.
- c. The insurance company has their own staff of adjusters and is expected to counter Chris's appraisal. However, the policy holder has legal rights and whereas there are steps to be taken in order to reach a final settlement, these steps are becoming fewer in number and there is a time limit. The insurance company must consider its fiduciary responsibility and what they will be required to do. The incentive for the insurance company to come to a settlement within a timely manner has not been made clear to the Board.

QUESTIONS:

- i. What happened to the \$5500 that each homeowner paid toward the deductible?
Answer: That money was paid to Premier Roofing for the roof replacements. Alex said Premier is not prepared to do further work without a commitment for reimbursement from the insurer.

ii. There is confusion around responsibility of homeowners for window damage. Homeowner would like clarification.

Answer: The HOA insurance policy covers window damage from acts of nature. Homeowners and personal insurance policies would be responsible for damage due to other causes. Homeowners should make certain Steve Kouri is aware of any damage they think may not have been reported. The Board will request that the HOA attorney review HOA documents and coverage to clarify any incongruities for future claims.

iii. How long do we have to wait for this to be resolved?

Answer: Although there is not a specific timeline, it is getting closer. There are fewer steps left, including moving toward a third and impartial final damage appraisal.

iv. Is there a plan to replace the siding with stucco or some other surface?

Answer: The Board has been researching a variety of siding options but is currently just gathering information for future presentation to the HOA at a special meeting. We must wait for release of funding from the insurance company before we can determine a budget and whether a change in siding is even an option at this time.

6. **Approval of 2018 Annual Meeting Minutes:** The 2018 annual meeting minutes were ratified and approved.

7. **Treasurer's Report and Presentation of 2020 Budget:** See complete report on the Woodbridge Homeowner's website.

ATTENTION: The HOA insurance policy has been renewed for the upcoming year. It includes an increase in insurance deductible from 2% to 5% of the property's appraised value. So, if for instance, the Woodbridge homeowner responsibility had been 5% during last year's hail damage, we would each have been assessed \$13,750 rather than \$5500. This amount will increase as the property's value increases. It is our understanding that 5% has become a standard deductible in the Colorado Springs area. It is important that all homeowners notify your personal insurance company regarding this change, so that your HO-6 policy can be adjusted.

8. **Election of Two Board Members:** Bob Jones and Susie Nulty were elected by acclamation.

9. **President's Report:**

- a. This year the Board met with HOA attorney Aaron Goodlock to update the Woodbridge HOA Articles of Incorporation, Covenants and Bylaws. The Board wants to align these documents with current Colorado statutes (the Colorado Common Interest Ownership Act and the Colorado Revised Nonprofit Corporation Act) which include rules that protect townhome owners and associations. The Board has been given a second draft of these documents for review and hope to present these documents to the HOA in the near future for ratification.
- b. Rewiring. For almost a year, the Board has been working with the Gaddie Electric company to repair the electrical wiring that services the outdoor lamps. Homeowners had complained that the solar lamps provided insufficient lighting and often lost power before daylight. The electrical work required replacement of breaker boxes and circuits as well as underground tunneling for some of the connections. This project has required coordination of contracted services and while some of the outdoor lamps are now working, it is hoped that the entire project will be completed in the very near future.
- c. Woodbridge Drive was completely resurfaced this summer.
- d. Motion detection lights were installed behind all of the mailboxes.
- e. A contracted company performed extensive weeding along the southwest rock wall and in the center community area near the Falls.
- f. Several dead trees will be removed and limbs will be trimmed next week.
- g. Concrete cracks were seal and uneven slabs were mud-jacked this Spring. Every Spring the neighborhood is surveyed to find concrete cracks and safety concerns for needed repairs.

- h. Some of the deck railings were beginning to lean away from decks causing a potential safety hazard. Those railings were realigned and secured this year.
- i. Structural repairs of the bridges were completed this year.
- j. Landscaping/flood lights have been repaired.

10. Discussion and open forum:

- a. A homeowner complained that snakes are living under a space below her sidewalk.
- b. A homeowner is concerned about a trip hazard that wasn't properly corrected.
- c. A homeowner is concerned that a slab at his entryway may be shifting.
- d. The Board would like to remind homeowners that individual concerns should be brought to the attention of Steve Kouri so that he can address issues in a timely manner.
- e. A homeowner is concerned that too many of the Woodbridge homes may be rental units. Steve looked at the Woodbridge numbers and reports that to his knowledge currently only 6.3% of Woodbridge Townhomes are rental units.
- f. Short-term rentals are not allowed at Woodbridge Townhomes. The minimum length of allowed rental is 6 months.
- g. A homeowner would like to know the status of xeriscaping in the neighborhood. The Board put xeriscaping on hold this year because of the many other projects that were projected for the summer. The Board had hoped that completion of siding would have been one of those projects. Barring unexpected events, xeriscaping is projected to resume next year.
- h. Some homeowners would like to be able to share emails with other homeowners. Steve said he would create an approval form for members to electronically sign and return to him in order to allow emails to be shared with members.
- i. John Foss thanked the Board for all of their hard work.

11. A reminder that Monthly Board Meeting minutes, Financial Reports and Annual Meeting minutes can be found on the HOA website: <https://www.woodbridgetownhomes.com/>

Adjournment: The meeting was adjourned at 6:58 pm

Respectfully submitted,
Jeanine Colburn