

WOODBRIIDGE TOWNHOME OWNERS ASSOCIATION, INC.

c/o Courtney & Courtney • 6285 LEHMAN Drive, Suite 100D • Colorado Springs, CO 80918

Board Meeting Minutes

December 19, 2007

Call to Order

The monthly meeting of the BOD was called to order by Swede Murphy at 6:35pm. Welcome to Cliff Benson who replaces Sam Giamarvo on the board. Also in attendance were Bob Jones, Susie Nulty, Charon Nelson and Carla Clark from C&C Management Company.

Officers were elected: President- Swede
Vice President- Bob
Secretary- Charon

Bob will continue as treasurer, Susie will continue with maintenance, Charon will continue with landscape, and Cliff will chair the ACC committee.

Approval of Prior Meeting Minutes

Delayed until the next meeting

President's Report

“Thank-you to Bob for all his help with Dane and the restoration project!

Treasurer's Report

Overall, year-to-date, we are under budget even though we are over budget in snow removal and lighting. No expenditures have been made from the contingency budget.

Committee Reports

Architectural Control Committee

No requests made

Landscape Committee

Bids from Well Groomed, H2O, JTB and CorBran's were reviewed for 2008. Swede moved, Bob seconded, and Well Groomed was unanimously approved to provide landscape services to include mowing, snow removal and maintenance of the flower beds. Mt High will continue for arborist care.

Maintenance Committee

Well Groomed will also provide pond maintenance for 2008
Concrete driveways, gutters and curbs will be repaired in 2008

Property Manager's Report

Thank-you note was received from Pikes Peak Hospice for the donation made in Bill Stiles' memory.

Old Business

Owners in units 10, 12,14,16,18 and 20 were sent a letter of the BOD position and a copy of the engineering report.

Owners requesting copies of the contract f the project manager must show good cause and then may go to C&C to view the documentation. Reasonable charges will be made for copies. Cliff moved to follow the HOA Bylaws in this regard, Bob seconded, and it unanimously passed. Charon moved, Susie seconded, and the BOD at the regularly scheduled meeting in December approved their email and telephone vote concerning the following items:

1. 10/20/07 to 10/22/07 voted to have stone placed on front of mailboxes.
2. 11/18/07 BOD met with Bart Rafferty of Rafferty Construction and agreed to give the contractor until 12/1/07 to complete the restoration project per contract.
 - a. BOD informed contractor, per contract, we had overpaid \$4, 680 for additional stone work and would deduct this amount from any additional funds due contractor.
 - b. BOD expressed concerns about contractor not having paid employees wages for work on restoration project.
3. 11/27/07 to 11/30/2007 voted to send letter to owners of units 10, 12,14,16,18,20 including a copy of letter from attorney and the report from CLT Thompson Engineering, stating BOD position concerning their water intrusion concerns.
4. 11/29/07 to 11/30/07 voted to send a letter on 12/1/07 to Rafferty Construction informing the contractor of BOD decision to hire outside contractors to complete restoration project.
5. Voted to hire Dane Gay to assist in completion of restoration project.

New Business

Robby of Hammerhead Construction reported an estimate of 5-10% replacement of wood for the restoration project. Wood was taken from his trailer, and he replaced wood removed from units by owners for a cost of \$500-600 which he covered according to the contract. He estimates 10% more wood was replaced than originally anticipated.

Adjournment

Bob moved, Cliff seconded, and it unanimously passed to adjourn the meeting at 8:20pm. The January meeting will be Thursday the 17th at 62 WB at 5:30pm.

Respectfully submitted,
Charon Nelson