

Board Meeting Minutes

January 19, 2011 – 5:30 P.M.

Call to Order:

The meeting was called to order by President Larry Fortner at 6:00 PM. Other board members present were Bob Jones, Cliff Benson and Sally Metzger. Steve Kouri from Courtney and Courtney was present.

Approval of Prior Meeting Minutes:

October's meeting minutes were reviewed and approved.

President's Report:

The Board discussed the sewer scoping project. Nearly all homes that were missed last summer and considered by the BOD to be the HOA's responsibility, have been completed. The few remaining units should be completed by the end of February 2012.

One of the main pumps to the pond is broken and not repairable. The BOD will be working with the pond maintenance company for possible solutions.

The President wanted to remind all homeowner's to be sure to pick up their dog's poop. He has seen some cases where this is not being done. Fines will be issued to homeowner's who are seen violating this rule.

The Board, back in October, decided to have our attorney do a comprehensive review of the Covenants of the association. This will help bring them in compliance with numerous changes to Colorado laws governing HOA's that have occurred over the past several years and delete some areas that are not now applicable. A draft copy of the new covenants was given to the Board members and will be reviewed by the next meeting.

The BOD wants to thank everyone who had a hand in putting UP and taking DOWN the Christmas decorations for the association. The lights on the trees at the entrance and ornaments on the light poles added a lot the looks of the association during the Christmas season.

The BOD encourages all homeowners to visit the HOA web page as it has a wealth of information that homeowners need to know. The web page is www.woodbridgetownhomes.com. It is kept updated with the most recent meeting minutes and financial reports. Also, all copies of covenants, By Laws, Rules and Regulations, etc can be found on this site.

Treasurer's Report:

See attached report.

Committee Reports:

Architectural Control Committee – One new request was received and approved by the committee.

Landscape Committee – No report. Nothing happening at this time.

Property Manger's Report:

They will be working diligently with the BOD to keep homeowner's up to date on HOA monthly dues. One homeowner is being served notice by an attorney whom the BOD has decided to hire since that homeowner is delinquent in paying assessments and has not made arrangements with the management company for payment.

The Board reviewed and approved the 2012 contract proposal by Mountain High Tree Service for various aspects of service in 2012. It is very similar to 2011.

Homeowner's are reminded that if they have a renter in their property, it is their responsibility to notify the management company, provide them with a copy of the lease agreement and provide the tenant a copy of the By Laws, Covenants, and Rules and Regulations. The homeowner is responsible for the actions of the tenant and can be assessed fines if the renter commits HOA violations.

Adjournment:

Meeting adjourned at 7:05PM. The next Board meeting will be on February 16 at 5:30 at Sally Metzger's home (Unit 61).