
Board Meeting Minutes

June 21, 2012

Called to Order:

The meeting was called to order by President Larry Fortner at 5:30 PM. Other board members present were Bob Jones and Sally Metzger. Steve Kouri from Courtney and Courtney was present.

Approval of Prior Meeting Minutes:

May 2012 meeting minutes were reviewed and approved.

President's Report:

Cliff Benson, one of the HOA Board members, is still ill from a stroke. He is recovering and the Board hopes for a speedy and full recovery for Cliff.

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 State laws governing HOA's that have occurred over the past several years and delete some areas that are not now applicable. A review of the draft was made by the Board members and they have now decided to adopt them as a part of our Covenants. Steve has asked our attorney for guidance in matching up of the old and new covenant items.

Homeowner's are reminded that guest parking is restricted to guests for a short duration. Also, while the use of our decks is nice during the summer time, we must be cognizant of excessive noise and govern ourselves accordingly. No open fires are permitted on decks. Only fires enclosed in Bar BQ containers are allowed. The BOD is considering adopting a change to the Rules and Regulations that better defines what type of fire containers we can have on our decks.

The mud-jacking of several areas of concrete has been completed. The concrete work that was identified by the BOD will start soon.

Brownie has been repainting and sanding areas of the deck that shows peeling and damage from a recent hail storm. This is expected to last several weeks. The BOD has also asked that he then check all window sills for hail damage and repair and paint any that need repair. This repair work could last most of the summer.

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.

The BOD is always looking for new board members. If you are interested, please contact Steve Kouri at Courtney and Courtney or one of the Board Members.

Treasurer's Report: See attached report.

Committee Reports: Landscape Committee – Several bids for some work by Well Groomed were approved.

As mentioned above, deck painting is occurring by "Brownie", who was done maintenance for years for the HOA. The entire deck will not be painted, only those areas deemed necessary by Brownie at the time of his review of each deck. Homeowner's will be notified in advance when we will be working on decks in their area. Some plants, etc may need to be moved so repairs can be made.

Architectural Control Committee – Two new requests were received and approved by the committee. One dealing with deck extension and the other with installation of windows.

Other Reports: None

Property Manger's Report:

Steve is 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. An agreement has been proposed which the HOA board agreed to contingent upon the homeowner not missing one payment. If one payment is missed, then the HOA will take the homeowner to Small Claims Court.

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 6.25PM. The next Board meeting will be on July 19th at 5:30. Place is yet to be determined.