
Board Meeting Minutes
September 19, 2013

Called to Order:

The meeting was called to order by Rob Allegre at 5:08 PM. Other board members present were Doug Massingill, Bob Jones and Susie Nulty. New Board Member, John Foss was present and owner, Jack Tieman joined the meeting after the Executive Session. Steve Kouri from Courtney and Courtney (C&C) was present.

President, Rob Allegre welcomed John Foss to the Board and John was thanked by Board for stepping forward.

Executive Session

Approval of Prior Meeting Minutes:

Bob moved that the July 2013 meeting minutes be accepted as amended and submitted; Doug seconded. Passed.

President's Report

This will be Rob's last meeting as President as originally scheduled. John Foss accepted a position on the board.

Treasurer's Report: See attached report. Financial position is very good and the water costs have been less than budgeted due to rains this summer. The watering variance was approved so although Woodbridge may only water two times each week, we are allowed to water for longer periods of time. Expenditures for mud-jacking and concrete work were discussed including subsequent owner requests that Courtney & Courtney will track for review next year. The Board gives priority to safety issues while cosmetic issues are secondary. The 2014 proposed budget was reviewed and there are few changes from the current year with the exception of the dues increase and reduction of concrete work expenditures.

Committee Reports:

Landscape/Maintenance Committees – Painting and wood work will resume later this week as it has been delayed due to rain.

Architectural Control Committee – Skylight request was discussed and approved with the understanding that any roof issues related to those units that require subsequent repairs will be the sole responsibility of the owner. Any extra charges required when roof is replaced will also be at the owner's expense. Steve makes notes in the unit's file for exceptions listed at time of sale. The units must be installed on the rear of the units. The recent stair replacement request was discussed and has been approved.

Property Manger's Report:

A number of leaks have been reported and Steve (C&C) will schedule roofer for review and repairs. The electric service problem with settling at unit 76 is being scheduled for repair by C&C. The noise issue with one unit has been resolved – tenant has moved speakers off adjoining wall.

Rental unit cap issue was not passed by the owners. There was discussion of this issue as owners may continue to be concerned by the impact this has on their ability to rent the units and the financing options for future buyers as bank policy changes. Problems that renters create were also discussed and the impact on Board time to address those issues continues to be a problem. This topic may be discussed again at the annual meeting.

Old/New Business:

The Board has some concerns about the gutter maintenance and will meet with the contractor next Wednesday. The expensive problems caused by buried gutters and improper flushing was reviewed. Several suggestion on gutter guards and moving downspouts on #65 along with placing buried tubes on ground surface are considerations. Peripheral drains may need to be assessed and Western Drain will be contacted.

Board approved cost of repairs for water damage caused by faulty downspouts.

The drainage from the golf course is a concern and John Foss will contact the Country Club manager to discuss the impact on our property.

The 4 bids received for our landscaping/snow removal contract have been assessed and the Board plans to meet with the apparent bid winner to discuss expectations prior to finalizing the agreement. Rob prepared a comparison report that is very useful in decision-making.

The Annual Meeting will be held on November 21, 2013 at the Broadmoor Community Church.

The Board thanked Rob for all his work these past months. His contributions to our community are appreciated.

Adjournment: Meeting adjourned at 7:20pm.

The next Board meeting date and location will be determined and announced at a later date.

Respectfully submitted,

Susie Nulty