

WOODBRIIDGE TOWNHOME OWNERS ASSOCIATION, INC.

c/o The Fisher Canyon Group • P. O. Box 38158 • Colorado Springs, CO 80937

Board Meeting Minutes

March 16, 2006

Call to Order

The meeting was called to order by President Wayne Smith at the home of Neil Kempcke at 5:30 p.m. Also present were Board members Charon Nelson, Swede Murphy and Neil Kempcke and Keith and Linda Glick of the Fisher Canyon Group.

Approval of Prior meeting minutes

Swede moved to accept the minutes of the prior meeting as written. Charon seconded the motion which passed.

President's Report

Water Line Project: The project is nearing completion. Wayne detailed the remaining activities scheduled with the asphaltting of the streets due to begin on Monday, March 27th. Weather can easily interrupt this schedule. Discussion of what to do with the old fire hydrants ended with a decision to have them hauled away. Wayne described the billing details from Pate Construction. The final bill may be over the original estimate, but it has not yet been submitted. Keith reported that the compaction test reports and invoices for same were being received from CTL Thompson. **He will send the invoices to Pate.**

Exterior Renovation Planning: Jack Tieman and Susan Scott will co-chair an ad hoc committee to work with the architect, Jack Paulson in developing plans and options for the exterior renovation. Other interested owners will be asked to participate. The Committee will meet with Paulson shortly to initiate the project

HS20 Certification: Neil reported that notes on the water main replacement plans indicate that the HS20 standards are to be met and, as these were accepted and signed off by the City of Colorado Springs, no further action is needed at this time.

Treasurer's Report

Swede reported that the finances are in good condition. He provided details of the income and expenses. **Keith will arrange for the annual audit. He will transfer funds from the Reserves to the Operating Account to compensate for several reserve qualified projects that have been completed.**

Committee Reports

Architectural Committee: There was nothing to report.

Landscape Committee: Charon reported that the landscape contractor had difficulty locating the rock material chosen to replenish the rock around and under the decks, however they had recently located a supply of the original material and will be delivering it on Monday, March 20th. JTB will be available to distribute the rock under the decks and correct the grade around selected window wells immediately thereafter.

Charon will continue to gather information about using the irrigation system for applying fertilizer to the lawn areas. There is concern about any impact this would have on the pond as it shares its water supply with the irrigation system.

Rules Committee: There was nothing to report.

Property Manager's Report

Pet Clean-up: There seems to be an increased awareness of and some improvement in this problem.

27 W Foreclosure: The attorney reports no contact with the former owner on this account. He has been instructed to obtain a personal judgment against the former owner.

14 W Delinquency: The owner had agreed to a payment plan and has made an initial payment in accordance with that plan. The Board would like some wording clarification in the owner's agreement. **Keith will arrange for a clarifying letter to be sent by the attorney.** The Board affirmed its insistence that the payment plan be strictly adhered to.

Old Business

There was no old business.

New Business

Siding Repairs: Keith reported that he has arranged with a contractor who has worked previously in the community to work with the Board to select deteriorated siding for replacement. This will be done later in the Spring.

Redraft of Rules: Keith pointed out that under the new legislation, the Association must provide its bylaws, rules and regulations and resolutions to prospective purchasers. He reported that because of the accumulation of resolutions over time, this information is rather difficult to read and understand. He recommended a redraft of the Rules and Regulations to incorporate the several resolutions in them. The Board had serious concerns that any redraft might unintentionally alter or weaken the rules. **Keith will work with Swede to determine if there is an acceptable alternative.**

Adjournment

The next meeting will be on April 20, 2006 at Swede Murphy's home at 5:30 p.m. The meeting was adjourned at 6:45 p.m.

Respectfully submitted,

Linda Glick