

Board Meeting Minutes

October 27, 2011 – 6 P.M.

Call to Order:

The meeting was called to order by President Larry Fortner at 6:05 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:

September's meeting minutes were reviewed and approved.

President's Report:

The Board discussed the sewer scoping report and decided on how to proceed with some repairs in those areas of concern that impact the association. While no lines contained the significant issues that had caused some major problems this past year, several contained some blockage that will require follow-up by the association. Additionally, some homeowners will be contacted to advise them of issues that exist within the confines of their home and responsibility. It will up to them to take whatever action they deem necessary to fix the problem. Courtney and Courtney will be sending letters to homeowner's that may want to take further action on problems that fall within the walls of their unit.

The next ANNUAL meeting of the homeowners will be November 17, 2011 (Thursday) at the Broadmoor Community Church Fellowship Hall. Registration will be from 6 – 6:30 with the meeting starting at 6:30.

The Board has decided to have our attorney take a comprehensive review of the By-Laws, Covenants and Rules and Regulations of the association. This will help bring them in compliance with numerous changes to HOA laws that have occurred over the past several years and delete some areas that are not now applicable. If they are ready by the homeowner's meeting on November 17, 2011, they will be presented for action by the Board.

One of the pond's filter pumps is not working. The Board will be determining a cost for repair and/or replacement.

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 - Summer is coming to an end. No new major projects are scheduled at this time. Some new dirt may be put at the entry way to replace some clay soil that has been there for a long 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 to appear in Small Claims Court since that homeowner is delinquent in paying assessments and has not made arrangements with the management company for payment. A work order will be prepared to tell the sewer contractor to proceed with cleaning sewer pipes for those units that had some blockage outside the walls of some of the units and are the HOA's responsibility. 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.

Adjournment:

Meeting adjourned at 7:30PM. The next Board meeting will be in January. Time, and place to be determined. The annual meeting will take care of the November meeting and the BOD will not meeting in December.