

Board Meeting Minutes

May 19, 2011 - # 64

6 PM

Call to Order:

The meeting was called to order by President Larry Fortner at 6:05 PM. All other board members were present, as well as Steve Kouri and Mike Clark from Courtney and Courtney. Sam Giamarvo was also present as a homeowner.

Approval of Prior Meeting Minutes:

April's meeting minutes were reviewed and approved.

President's Report:

The replacement of outside light fixtures is proceeding well. All of the poles and lights have been purchased. Larry was able to get a very good price since we ordered 65 at one time. The contractor will start installing the lights soon.

The Board is concerned about sewer drainage. The contractor needs a 4 inch wide pipe to run the visual inspection device. Unfortunately, only the two story units have such an access. The ranchers do not, thus the only way to run the device is to pull a toilet in the basement of the rancher. The Board to decided to proceed with the inspection of the two story units first and then make an evaluation about the need of doing the ranchers.

The Board is concerned about the number of renters that are starting to appear in the complex. We are currently at about 15%. Some home loans are not allowed if the percentage exceeds 25%. We will continue to monitor this situation.

Some homeowners have asked what kind of insurance they need in an HOA environment. Courtney and Courtney will provide a document that will be posted to our web page.

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 pond is currently being cleaned and prepared for the summer. The BOD encourages all homeowners to take a stroll through the common area and enjoy what it has to offer. Use the deck area for informal gatherings and parties.

The bridges leading to the pond area are for foot traffic only. NO skate boards, bikes, etc please.

The BOD will be doing a walk around to determine what concrete and mud-jacking needs are required this year. If a homeowner sees a problem, please contact Courtney and Courtney, Steve Kouri, at 260-8216 or e-mail him at steve.kouri@courtneyandcourtney.com.

We are pleased to have Sally Metzger as a new member of the BOD. She is volunteering to be our social director and wants to try to have more functions at the pond area so homeowners can get to know each other.

We are still looking for volunteers to be on the Board.

Treasurer's Report:

See attached report.

Committee Reports:

Architectural Control Committee – One new request.

Landscape Committee - Summer is approaching and homeowner's are encourage to look for "hot spots" and any irrigation leaks in their area of the lawn. Report any to Courtney and Courtney.

Property Manger's Report:

They will be working diligently with the BOD to keep homeowner's up to date on HOA dues.

Adjournment:

Meeting adjourned at 7:40 PM.

The next Board meeting will be on June 16th at 6PM at unit #19, Larry Fortner's home.