

Board Meeting Minutes

July 21st, 2011 - # 40

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:

June's meeting minutes were reviewed and approved.

President's Report:

The replacement of new outside light fixtures has been completed. Favorable comments have been received from homeowners.

The contractor who is doing "scoping" of our sewer system is proceeding on schedule. We hope to have all of the units completed by the end of August. A few issues have been discovered and once the contractor has completed his scope work, the BOD will decide how to proceed to do any repairs in those areas of concern.

Signs will be put up very soon notifying residents, and especially children, that no one is to go into the pond or walk in the rocks surrounding the pond. It is NOT a play area. It is dangerous to do so. All residents are encouraged to observe this rule. Additionally, the bridges leading to the pond area are for foot traffic only. NO skate boards, bikes, etc please.

The mud-jacking project is completed and the replacement of concrete scheduled for this year is about finished. This type of work is something that must be done on an annual basis.

The resurfacing of the streets has been completed. This was a two day process and the BOD appreciated the residents understanding of the inconveniences during this maintenance project. This type of work should be done about every three years.

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.

Parking by residents in "guest parking" is still a problem. Parking tickets will be followed by fines and then towing. Please do not use guest for your permanent parking place.

The BOD decided that there would be NO increase for monthly assessment in 2012. It will remain at \$275.00 per month.

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

Treasurer's Report:

See attached report.

Committee Reports:

Architectural Control Committee - No new requests.

Landscape Committee - Summer is upon us and homeowner's are encouraged to look for "hot spots" and any irrigation leaks in their area of the lawn. Report any to Courtney and Courtney. Additionally, some old cedars were over grown and were blocking some driveways for good visibility. A few units were identified and these cedars were removed and new landscaping and bushes were planted.

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 August 18th at 6PM at unit #61, Sally Metzger's home.