

Woodbridge Inn Condo Association

January 6, 2007 3:00PM MST

Attendees: Dan Ulmer, Lanelle Barnett, Jim Schneider, Paul Sakiewicz, Nicole Vamvakias

Agenda:

1. Review the 2007 Proposed Budget
2. Set Agenda for 2007 HOA Meeting on Jan 20, 2007
3. Discuss open items

Budget Review:

Reduced Legal and Accounting from 10,000 to 7500

Reword line 28 of Excel spreadsheet to make sure HOA and Property Maintenance is on the same line for \$21600

Line 32, building repairs should show Gross Building repairs less the Insurance Reimbursement.

Snow Removal – Up it from 4500 to 6000

Taxes – Lower from 1100 to 370.88

Open Items:

- (a) Property Taxes on Clubroom due to the way the Declarations were written
- (b) The reserves need to be brought up to date.
- (c) Violations of Decs and Bylaws
 - Window trim of unit #307
 - Window trim of unit #
 - Sliding Glass door of unit #
 - Speakers on the deck of unit
- (d) Discuss option of getting a Line of Credit from the bank to tackle 2007 Repairs required
- (e) Definition of residential and commercial elements at Woodbridge Inn

Capital Improvements:

- (a) The garage ceiling under the restaurant needs to be repaired and a long term solution needs to be found. THIS IS DEPENDENT ON (b).
- (b) Before the garage ceiling can be repaired, the leak in common elements under the restaurant kitchen can be repaired. This will potentially require fixing a crack in the slab. Another option is to keep the pipes exposed in the garage ceiling which will help us avoid further sheetrock repairs in the event we have more leaks. \$10,000
- (c) There are currently a few minor leaks now that could turn into larger leaks if not properly addressed. Summer would be a good time to tackle this task.
- (d) Replace parking lot lights - \$2000

Roof Repairs:

- (e) Roof over the clubhouse - \$15000 for both roof repairs – (h) + (i)
- (f) Small portion of the Roof on the 2nd floor of restaurant building that was patched in 2006 but needs to be repaired

- (g) Minor roof repair over stairwell near restaurant
- (h) 2nd water tank in the big building - \$4500
- (i) Non-urgent: Garbage and Grease Bin/Barrel enclosure should be constructed.
- (j) Non-urgent: The ski lockers could be constructed bigger.
- (k) Non-urgent: A barrier in the garages could be placed over the open gaps such that debris or snow from outside could not be blown into them easily. - \$4000

We agreed to meet on Saturday Jan 13th at 9am MST to continue the discussion on Reserves, Violations, Agenda for the meeting.