

Minutes of the Woodbridge Inn HOA Board Members Meeting

Meeting held on 5/17/08 by phone conference call from 5.30PM - 7PM

Present: Paul Sakiewicz, Jim Schneider, Dan Ulmer (from BPM);

Not Present due to family reasons: Brad Redman, Jack Terrill and Chris Burns

1. Financials for the first quarter were reviewed and budget to actual was compared. We are very close, which is very good.
2. Comcast revote: due to changing in cost and due to the fact that according to our current declarations/Bylaws we have to allocate cost based on square footage of units, we asked Owners for a revote and the vote was Pro/Con 4/19. Since we premised the vote by having a "no vote" counted as Pro the final count is therefore Pro/Con 10/19 and the motion is defeated. Of note: we will contact Cricket and see if they can offer us a package deal for wireless internet at our complex.
3. Unit 208: had no Ventilation installed and the electrical box for that unit was in the clubhouse?! We installed a vent in that unit (cost carried by unit owner) and a proper electrical box (cost carried by HOA).
4. Cricket – installation almost complete and Cricket has paid their rent since 4/08. The garage dumpster enclosure is almost completed as well.
5. The gas line in the West building was rerouted appropriately such that the commercial unit does not provide gas to the residential fireplaces anymore.
6. Deck work – unit 107 deck repairs are completed, a gutter was installed above the deck to protect it for the future, and the deck of unit 106 is being repaired. The cost is roughly 1500 dollars per deck. Once the deck repairs are completed, we will repair the garage ceiling of the east building. The doors in the garages need to be fire rated doors (we are currently in violation of that), and both mechanical rooms in the garages will be outfitted with fire rated doors.
7. Clubhouse doors are ordered and will be installed shortly.
8. We transferred 29 thousand dollars from the line of credit to our operating account to complete the planned work (16K for the garage ceiling repairs, 4500 for the south side of the west building roof installation and gutter, 3500 for clubhouse doors, 4000 for the deck work on the East building = 28 thousand – bid by Colorado Mountain maintenance, we have had bids for the deck work and for several of these other projects by Turner Morris, attempted a bid from Quandry carpentry and a few others, but we felt that the work would be fragmented, and difficult to schedule if several contractors are involved, and furthermore the bid(s) of Colorado Mountain maintenance came in at a great comparative rate).
9. The North side of the East building will be protected with a roughly 12 inch broad board along the side – this will be installed and will protect the ceiling in that garage from water melt in the future.
10. We will get an estimate on painting the West Building. We have a few painters that we will ask for bids for that project. Our West building is more exposed to wind and weather and will require more frequent painting and maintenance than the east building.
11. The stair landings will be carpeted as soon as the weather allows. If it is too cold the glue won't work, and we want for the installation to be appropriate of course. It is almost June and we still have winter conditions a lot of times. It is hard to schedule outdoor work due to this situation.
12. An avalanche came down on the North side of the West Building and destroyed part of the faux roof next to the restaurant entrance. This will be repaired by Colorado Mountain Maintenance. Snow guard needs to be installed on that roof, and Dan will call Turner Morris for that installation. (of note – on the East side of the West building two of the 8 bolts holding the snow guard pulled out and need to be refastened – Turner Morris did that two years ago already, but the ice and snow was so heavy this year that it bent the Snow Guard and pulled out the bolts).

13. Restaurant unit – the floor and interior plumbing will be redone, and the floor water proofed, then the West Building garage ceiling repairs will commence in that building.
14. Paul has had several phone conversations and one in person meeting with Dan Wolf (attorney) regarding the declarations and bylaws, and DW is working on a complete new set of Decs/Bylaws for review by the Owners for potential approval. The motions decided on and voted on during the 1/08 HOA meeting will be incorporated into those new Decs/Bylaws. We again discussed the possibility of just amending the current Decs/Bylaws versus a modernization and replacement of the old ones. Ultimately of course this is a home owners decision and will be put up for vote.
15. Wood Stairs in both buildings are weathered, in many places aesthetically unappealing and need to be replaced at least where the traffic is the heaviest – for instance from ground floor up to the first floor. Dan will get that bid out. A rubber product is available to cover those stairs. We will have to look at aesthetics and practicality, and of course cost. Dan will get a formal price on that solution. Brad and Paul have looked at the rubber covering and its color would match the rest of the building. Jim was going to look at it when he sees the product. (of note – after some reflection Paul is hesitant about this product and tends to favor replacing the stairs with new wood). Labor cost will also need to be bid out.
16. We reviewed the policy on ownership of pets in the units. One owner has requested an exception to the 2 pets/unit rule and has asked the Board to consider this exception (owns 3 dogs). After considerable discussion the pros/cons were weighed and we are concerned about setting a precedent, and therefore this request can't be granted at this time.
17. Painting of trims around windows that do not match the rest of the building. The respective Owners were contacted and one has already fixed the problem; the others have agreed to get to this issue as soon as safely possible and practical.
18. Unit 307 Skylight needs to be repaired – Turner Morris will complete this amongst the other items on our wish list as per items above.
19. Jim has proposed to buy sprinkler timers to water our landscaping and will look into cost and installation of those.

Minutes respectfully submitted for review on 5/26/08,

Paul Sakiewicz