

**Minutes of the Woodbridge Inn HOA Board Members Meeting
Board Meeting – 8/7/2008 at 7 pm via phone conference**

Present: Dan Ulmer, Paul Sakiewicz, Brad Redman, Jim Schneider, Jack Terrill

Not present: Chris Burns (resigned from the Board of Managers for personal reasons 8/4/08 via email notification).

An impromptu Board Meeting was called by PS to discuss and clarify several pending issues:
The minutes from our last Board Meeting were approved 4-0-0.

1. The restaurant named “El Toreo” and located in unit 111 of the condo complex has applied for an exception to our Rules and Regulations relating to the placement of antennas and satellite dishes. The restaurant wants to offer to their customers an expanded product line of channels and with the current cable channels this would be a lot more expensive for them. A verbal temporary exception was granted initially and discussed. Dan Ulmer pointed out that there is a federal rule prohibiting the restrictive covenants relating to satellite dishes provided that they don't exceed a certain size. This means in essence that no HOA or local government can prohibit an Owner from placing a satellite dish on his property even if the property is rented. This can be reviewed in detail at 47 C.F.R Section 1.4000 of the FCC (Federal Communication Commission). The HOA still has the right to assure the satellite dish is in a safe and non-obstructive position. PS moved to approve of the satellite dish in its current position, JS seconded and the motion carried 4-0-0. (Pro – Con – Abstain).
2. Jack Terrill discussed some new developments relating the restaurant located in unit 111: a power cable powering the fountain in front of the unit will be properly installed and a proper electrical box will be installed outside the unit. Certain front yard decorations were removed, once some owners voiced concerns – the horse and buggy was removed, the deck in front of unit 111 discussed: the broken lattice was repaired, the garbage underneath the deck was removed. The issue of the deck requiring a repair of the sagging section was discussed and what is planned is to temporarily place a 6 inch x 2 foot grate in front of the door to let the water drain into the ground rather than towards the garage ceiling where it damages the brand new garage ceiling. PS brought up that the sagging section was at least 8 feet long and the water is running down over an at least 8 foot section. A rubber lip or membrane will also be installed to protect the garage ceiling, and in fall (no later than in October 2008) a permanent fix of the deck is planned where the central portion of the deck will be removed and replaced with wood, such that water will not run towards the garage ceiling.
3. There is a roughly 6x 8 foot patch of concrete in front of the restaurant unit, which is cracked and needs to be repaired – this will be done within the next 2 weeks at the cost of the HOA.
4. The mariachi band occasionally playing at the restaurant was discussed - one Owner has complained about the noise and has invoked our Bylaws stating that no offensive smell, sound or light may be emitted from any unit. Apparently a renter of unit 214 also has complained about the band. This was discussed at length and after some discussion a compromise motion was made by PS: The restaurant may have a band playing once weekly with one week notice to Owners placed at the Restaurant's front door for no longer than 3 hours each week, and of which time no longer than 30 minutes may be spent outside and further while playing outside no brass instrument may be played. The motion was seconded by JS and carried 3-0-1 (Jack Terrill abstained). This is therefore an exception to the Bylaws that was granted by the Board of Managers to the Restaurant unit based on the above mentioned premise.
5. The signage at the Restaurant was discussed and a Wood sign is planned at the front. There are currently 7 Neon Signs in the Windows of the Restaurant and we discussed that the Town of Frisco has pretty significant restrictions concerning signage of businesses. The Board therefore discussed that it would be prudent to adhere to the Town of Frisco restrictions, and given that no adverse opinion has yet been voiced by

Code Enforcement of the Town of Frisco with respect to the Neon Signs at the Restaurant, PS moved and JS seconded that the Restaurant may exhibit the current number of Neon Signs unless the Town of Frisco requires the removal of certain signs in order to decrease the number of signs (not to exceed the current number however). The motion carried 3-0-1 (Jack Terrill abstained).

6. Financials and Projects were discussed. We currently have 40 thousand dollars in the reserve account and 20 thousand dollars in the operating account. 35 thousand dollars of the line of credit have been transferred to our operating account several months before and have been used to complete a multitude of projects: both garage ceilings were repaired and sprayed white. Decks in the East building (107, 106 and 105) were repaired and waterproofed. A roof was placed at the South side of the West Building to prevent further damage to the south siding of the West Building. Fire proof doors will be placed in both garages, the doors of the clubhouse have been replaced, a sprinkler back up valve will need to be replaced (6000). A new boiler will need to be placed (20000) in the East Building because the old boiler broke during winter and had to be emergently and temporarily fixed. We can not risk another episode like that and will need a new boiler (this has been previously approved by the Board at the prior meeting). The boiler is now on site and will be installed shortly. Furthermore all stairways are currently being replaced as a partially volunteer project by JS, PS and Karl Hubbell, a carpenter and nephew of JS. Brad Redman and Harry Wilson have also been helping with this project. The cost of this (mostly material cost) is estimated at 4500 dollars. PS will pay for the project temporarily and request reimbursement later in the year when our finances are more stable. We discussed that once everything will need to be paid we will have to draw roughly 20thousand dollars from our reserve account. Next years plans and projects were discussed and we need to paint the complex which will cost about 40 thousand dollars (we have received 2 bids so far for this project – one from Stellar Painting and one from Starr painting). We should therefore ask our Owners at the next HOA meeting on 1/17/09 at 3pm to approve a special assessment to pay for the painting of the building and give Owners the option to pay off the line of credit, and keep the line of credit available for the future if needed. The size of the assessment will be roughly [(40thousand – painting) + (75thousand – paying off line of credit) + (10thousand – stairs, rooflet over West Building stairway etc.)] = 125 thousand. We can not replenish our reserves from the assessment per our Declarations and will have to build those up slowly again. If we pay off the line of credit we will be able to likely lower our dues because we won't have to pay interest and principal on the loan.
7. The 2nd floor of the West Building was discussed. Last year temporarily a rubber tile floor was installed as a volunteer project, but it is unfortunately not holding up to the weather, and alternatives were discussed [tongue and groove plywood, tongue and groove redwood were discussed]. We will look at different options and go from there.

We did not discuss the resignation of Chris Burns, our Secretary and Treasurer, but will need to look for another Board Member to either take over his position or ask another Owner to join the Board.

Minutes submitted by
Paul Sakiewicz
8/9/08