

Woodbridge Inn Condominiums HOA Board Meeting

Date: 3/28/09 1:20pm in the Club House

Members Present: Dan Ulmer, Jack Terrill,
Jim Schneider, Robin Gustafson

Minutes taken by Jim Schneider

Also attending: Charles Johnson, Gary Nicholds, Dirk Fowler (a contractor doing work for Robin)

Original purpose was to review a roof leak on the west end of the East building but several important issues came up so a Board meeting was called by Robin.

1. The roof leakage problem is from water/ice backing up now that the new ice fence keeps snow and ice from falling on people and cars below. The water falls on the deck and is not damaging condos. All that needs repaired is the west end of the east building about 20 feet per Matt of Turner Morris. He will give a quote. Matt can get panels to match.

The screws in all of the roofs will be tightened or replaced, as needed this summer. Matt estimates two men for a day and he'll give a price.

The roofs are old and will need replacement but will last 2 or more years. They will not need replacing at the same time but each of the three buildings can be done a year apart. Matt will give a proposal this summer so we can start budgeting or thinking about a loan for this work.

We will not paint the roof as planned because it will be replaced. Painting was not a good idea Charles said and Dirk who has done roofing agreed.

2. Robin showed a light Almond colored sample for the windows for the clubhouse and his unit. It was agreed to go with this neutral color as it will go well with most any trim. Vinyl should be a light color as dark colors get hot and warp. It was also decided that all units would have to change to this color over a three or four year period. Dan said they are doing this at another condo he manages. Robin will send an email on the cost, specs. and warranty of the window.

Dirk said UV would not affect light colors on the building as much as dark colors. We should keep this in mind when we repaint. Dark trim will require many coats if we want to make it lighter. Dan will check with Mike Kerrigan to see if he has some color schemes to suggest.

3. A pipe broke above #111. Plumbing, paint and drywall \$2200.00 (1) Plumbing supplies \$220 (2) and loss of earnings for the restaurant \$850 (3). 1 and 2 were approved for payment. 3 should be covered by insurance per Charles the same as the condos that are being repaired.

4. #111. A solution to the damage to the front of the restaurant will be looked into. Also snow coming off the west side of the west building damages the wooden type awning. Turner Morris will remove the snow for now. Jack said that wind coming through the garage in the west building has blown out the furnace pilot so an electronic pilot is recommended. Also the wind cools off the pipes in the ceiling which could be a problem.

Dan will look into the Plexiglas that was considered for both buildings a couple years ago.

5. Washers and Dryers. Robin moved to buy the two washer and dryers that the vendor no longer wants to lease and maintain. Jack second and it passed. Charles will collect the money once a month. Appliance Doctor was suggested for repair when it is needed.

6. Water in the west end of the west-building garage is caused by water from the clubhouse roof. Dan will have a large dark colored 6 1/2 inch gutter installed. Heat tape may not be required, as the sun should keep the gutter warm.