

**WOODBRIIDGE INN CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING**

August 29, 2011

via teleconference

I. CALL THE MEETING TO ORDER

The Woodbridge Inn Condominium Association Board of Directors Meeting was called to order by Wayne McCorkle at 6:00 p.m. via teleconference.

Board Members participating were:

Wayne McCorkle

Bill McCall

Jim Meyer

Robin Gustafson

Owners Alex and Ellen Kovaks (#215) also participated.

Representing Basic Property Management were Gary Nicholds and Charles Johnson. Erika Krainz of Summit Management Resources transcribed the minutes from recording.

II. DECK DISCUSSION

Jim Meyer was concerned about foot traffic on the roof membrane causing leaks. Charles Johnson said the "Walk Tread" membrane was designed to withstand foot traffic and the floating deck on top of it would be constructed with padding under the stringers. There was general agreement that a floating deck would probably help to protect the deck membrane, and a suggestion was made to put floating decks on all decks with this exposed membrane.

Bill McCall made a motion that the Board allow the Kovaks the opportunity to install a Trex deck on their unit at their expense using their contractor. If it leaks and the leak is found to be caused by improper construction, they will be liable for all repairs. The other second floor unit owners will be given the same opportunity. Wayne McCorkle seconded. In discussion, Robin Gustafson asked how many decks would be included in this category. There are two other decks but they are smaller than Unit 215. There was no vote on the motion.

Gary Nicholds commented that if the Board is going to participate in the rebuilding of the deck, the obligation is replace it as originally conveyed, but not to pay for the cost of any upgrade from wood to Trex. Charles Johnson will get bids for both materials. There was general discussion about the deck's designation as limited common element and how expenses should be allocated.

Robin Gustafson requested an amendment to the motion to take into consideration a replacement deck as it existed for Unit 215 with the Association to pay \$4,000 or 50% of the cost, whichever is less, pending at least one additional bid for Trex material. Bill McCall seconded and the motion carried unanimously.

III. OLD BUSINESS

A. Other Projects

1. Garage Door – Charles Johnson got a second bid for \$3,800 for a regular garage door for the East building.
2. Dumpster - John Tusso will put a roof over the entire area around the trash enclosure.
3. Water Leak Near Middle Stairwell – Charles Johnson obtained one bid to make the repairs.
4. Water Leak Near 107 Parking Space – Charles Johnson said the Board should consider putting a roof over the small area by the deck.
5. Parking Spaces - The parking spaces have been restriped and numbered.
6. Railing Repair – Charles Johnson obtained a bid for the railing repair between 104-106. The sheetrock is deteriorating due to the design.
7. West Building - The west building garage numbers have been done.
8. For Sale – The For Sale sign will be removed by John Tusso. The real estate signs should be on the units.

Gary Nicholds said the owners of Units 207 and 307 were concerned about the insulation in the outside wall. Charles Johnson said the best option would be to open up the walls and spray in foam insulation, but this will be expensive.

Jim Meyer made a motion to install a regular garage door for \$3,800 in the garage. Bill McCall questioned if there was adequate funding for this project. Gary Nicholds said he would have to check with Candy Ramage. Charles Johnson will send the Board an email with the firm prices. The motion was seconded, with the caveat that the financial situation needs to be examined.

Bill McCall said there was a light on the back side of the restaurant building that was broken and hanging by wires. It would be repaired. Charles Johnson will follow up.

Bill McCall asked if John Tusso was going to make any improvements to the Clubhouse. Deedee Tusso was supposed to provide some suggestions. Charles Johnson said he told John that they could use another table and chairs in the back area to replace the bamboo furniture. The Board agreed new furniture would be appropriate.

IV. ADJOURNMENT

The meeting was adjourned at 7:05 p.m.

Approved By: _____

Board Member Approval

Date: _____