

Woodbridge Inn Homeowner's Association
Annual Meeting 2019 Agenda



Please mute electronics

1. Role Call/Certifying proxies
2. Proof of Notice/Quorum
3. Approval of previous minutes
4. President's report
5. Financial report
6. Management report
7. Owner's comments
8. Old Business
9. New Business
10. Election of managers
11. Date of next annual meeting
12. Adjournment

- 1.Role Call/Certifying proxies
- 2.Proof of Notice/Quorum
- 3.Approval of previous minutes



4. President's report

Responsibilities of the Board according to the Articles of Incorporation:

Article III: Purposes

- Perform obligations and duties of the HOA
- Further the interests of our owners

Article IV: Powers

- Collect dues
- Operate, maintain and improve common elements
- Enforce our Articles, Declarations, By-laws and Policies
- Promote the interests of our owners
- Conduct the HOA's affairs
- Obtain loans (if needed)



This is a synopsis of Board of Manager responsibilities according to Woodbridge HOA documents found on the Woodbridge website.

4. President's report

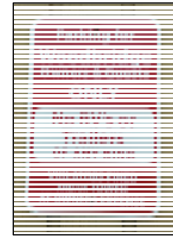
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I would like to point out that the phrase “promote the interests of our owners” appears as both a purpose and a power.

I think our founding fathers wanted the Board to remember that we act on behalf of, and for the benefit of, all home owners.

Our decisions should strive to keep in mind what is best for our owners as a whole and not make decisions based on individual interests.



In order to KNOW what the interests of our owners are, a new button was introduced on the website a year or so ago.

Submitting a message through this venue will send an email to all current board members.

You can also find other information links on this page.

You will find our Article of Incorporation, By-Laws, Declarations and other documents at this link.

Please note that if you want see was discussed at the board meetings, you can find the minutes of past meetings by clicking on the middle button "Minutes". Please click on that link to read the minutes from the annual meeting where this slide show was presented.

Our policies are found on the Policies link.

Send email to
Include attachments such as:
pictures, PDFs or WORD documents

woodbridge_mgrs@woodbridgeinn.org



4. President's report

Alternatively, you can send an email to the board at:

woodbridge_mgrs@woodbridgeinn.org

Please do not use board member individual email address.

Note that contact with the board is for non-immediate issues.

This past year owners have written about:

- dog issues (waste, barking, off leash)
- smoke from neighboring units coming into their unit
- trailers boats and oversized vehicles on property
- garage storage
- heat related issues

I will talk a bit about these issues in the next slides

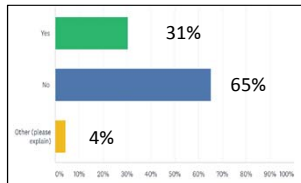
Woodbridge Homeowner Surveys

Pet Policy Survey

How to handle pet issues?

Signs
Dog Waste stations
Inform renters
Fine owners

Should we change Declarations?

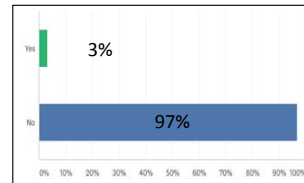


No-smoking survey

Should Woodbridge have a No-smoking policy?

30/31 homeowners want some form of no-smoking policy.

Do you allow smoking in your unit?



4. President's report

Homeowner Surveys

PETS

78% of owners have pets
48% allow renters to have pets
35% do not allow renters to have pets
17% do not rent their condos

Only 31 % of owners wanted to change declarations to disallow pets
One owner pointed out that we do not need to change decs, we can just make a rule.

SMOKING

87% of owners do not smoke themselves
97% of owners do not allow smoking in their unit
67% of owners thought Woodbridge should be a smoke free complex
13% had no opinion
Differing thought about what "smoke -free" means
21% No smoking anywhere
25% No smoking anywhere outside but allow smoking inside units
32% Smoking only in designated outdoor areas
The outdoor areas are where the smoke filters back into units if they are located close enough to the buildings

Outdoor areas suggested:

Near dumpster
Parking lot
Place on each floor
Near the street
Need cigarette disposal container

Unit heat information

Heating in the complex is baseboard hot water. Each building has a boiler to supply hot water to unit radiators.

Heating malfunctions

Occasionally, air is trapped in radiator lines and needs to be bled.

Occasionally, unit thermostats and zone valves fail and must be replaced.

These repairs should be done by a plumber.

Bleeding lines is a system issue and is covered by the HOA.

Thermostats and zone valve are the responsibility of the homeowner.

CountyWide Plumbing and Heating at 970.262.1939 knows the Woodbridge system and will bill the appropriate entity depending on the malfunction.

Who do I contact?

The HOA maintains the General Common Elements which are all of the condominium grounds and structures, except the residential units, and the Residential Limited Common Elements.*

*Residential Limited Common Elements are elements either limited to or reserved for the exclusive use of a residential Unit Owner.

All fixtures, equipment and utilities installed within a unit commencing at a point where they enter a unit and which service only that unit, shall be maintained and kept in repair by the Owner.

Contact Basic Property Management at 970.668.0714 or kerry@basicproperty.com for issues related to the General Common Elements.

Contact the Board of Managers at woodbridge_mgrs@woodbridgeinn.org with or comments, questions or suggestions about the general management of the complex or approval for work done on the outside of the unit.

4. President's report

Lastly, when you have questions or comments about anything at Woodbridge, use this guide to determine who to contact.

5. Financial report



Patti Vande Zande

See Budget and
Reserve Study Handouts

Your meeting materials included the 2019 Budget and reserve Study documents.

6. Management report



- New signage around property
 - New light timer
 - Repair bear damage
 - Repair garage door
 - Install snowfence
-
- Sealcoat, crack seal and stripe parking lots
 - Painted deck walkways and stairs. Duck Back anti-skid added to stair surface
 - Gutter to be installed with heat tape over West staircase on 400 building in the Spring
 - 400 building Grace Ice Shield on 1st floor from clubhouse to corner near Unit 16

This is a list of some of the projects that were undertaken at Woodbridge in 2018

7. Owner's comments

Ground Rules

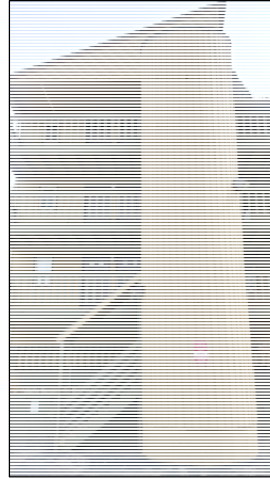
Two minutes per comment period

Yield floor when time is called

State topic of comment

Be courteous and professional

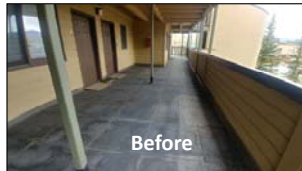
Stick with facts, leave out emotion



See meeting minutes for summary of owner comments

8. Old Business

PrimeStar work on
West Building 2nd floor deck



Recycling



PrimeStar work is not complete. We must wait for warmer weather to finish.

Recycling is a big success. Owner should remind their guest:

Do not put plastic bags or glass in the recycling bin

Flatten cardboard boxes before placing in bin. The bin fills up too quickly if boxes are intact.

9. New Business



Boiler Management

Building painting –
new color?

New Frisco Short
Term Rental Ordinance

See meeting minutes for these discussions.

10. Election of managers



Board Members

- Volunteer position – 2 year term
- 4 Board meetings plus annual meeting/year
 - Phone conference OR
 - In person at BPM office
- Discussions by email

5 member board

- 3 positions expire in odd years
- 2 positions expire in even years

We need to elect 3 board members in 2019

Samantha and Jamie have 1 more year

The 3 current board members whose term was up were re-elected for another 2 year term.

11. Date of next annual meeting

Saturday, January 11, 2020

JANUARY 2020						
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1	2	3	4
5	6	7	8	9	10	11 HOA
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

Place the 2019 annual meeting date on your calendar for next year.

12. Adjournment

