

**WOODBRIIDGE INN CONDOMINIUM ASSOCIATION  
BOARD OF MANAGERS MEETING  
August 4, 2022**

**I. CALL TO ORDER**

The Woodbridge Condominium Association Board of Managers Meeting was called to order by Jamie Lewis at 6:01 p.m. in the BPM Conference Room\* and via videoconference.

Board Members Participating Were:

Jamie Lewis, President\*

Paul Sakiewicz, Treasurer

Bill McCall, Vice President

Kris Ann Knish, Director

Representing Basic Property Management were Gary Nicholds and Jason Blarjeske. Erika Krainz of Summit Management Resources was recording secretary.

With four Board members participating, a quorum was confirmed.

**II. APPROVAL OF PREVIOUS MEETING MINUTES**

**Motion:** Bill McCall moved to approve the April 20, 2022 Board Meeting minutes as presented. Kris Ann Knish seconded and the motion carried.

**III. HOMEOWNER COMMENTS**

There were no owner comments.

**IV. FINANCIAL REPORT**

Gary Nicholds reported that as of June 30, 2022, Operating Cash was \$61,163, Reserve Cash was \$184,279 and Total Checking/Savings was \$245,442. The Operating surplus was \$1,761 and the Reserve deficit was \$35,722 for a total deficit of \$34,011.

**Motion:** Paul Sakiewicz moved to accept the financial report. Kris Ann Knish seconded and the motion carried.

**V. MANAGEMENT REPORT**

Jason Blarjeske provided a written report of completed projects. There were no Board questions.

**VI. RATIFY EMAIL VOTES TAKEN DURING THE LAST QUARTER**

*A. Unit 302 Window Replacement*

**Motion:** Bill McCall moved to ratify the unanimous email vote to approve window replacement for Unit 302. Paul Sakiewicz seconded and the motion carried.

## VII. UNIT ISSUES

- A. *Unit 107 Bath Tub Leak into Garage*  
A renter caused a significant overflow of the bathtub in Unit 107, which resulted in significant drywall damage. Vacasa is the rental management company and will be taking care of the repair and will install an access door to the pipes.
- B. *Unit 315 Dogs*  
The owners have experienced issues with renter dogs. They will not allow dogs for future bookings but there may be some existing reservations that will have dogs.
- C. *Short Term Rental Hotline*  
Homeowners can register complaints of Frisco ordinance violations at Woodbridge (dogs off leash, noise in condo or grounds, etc.) on the short-term rental hotline. The Unit number of the violators is needed. It was suggested to mention the hotline at the next Annual Meeting.
- D. *Owner Directory*  
Kris Ann Knish volunteered to compile the owner and management company information.

## VIII. OLD BUSINESS

- A. *Hot Tub Survey*  
Paul Sakiewicz determined that a new hot tub would have to be 5' away from any outside walls, which the existing space prohibits, and modifying the space would be cost prohibitive (at least \$200,000). The second option would be to repair the existing hot tub at a cost of approximately \$15,000. The required daily chemical checks, cleaning and chemicals would cost an additional \$30,000/year. The last option would be to remove the hot tub and improve the room, or remove the hot tub and replace it with a steam room or a new sauna with a steam feature (\$20,000 cost estimate).  
**Action Item:** BPM will sand the graffiti off the walls in the sauna.  
**Action Item:** Paul Sakiewicz will draft a survey for Board review.
- B. *Security Cameras*  
Kris Ann Knish has tried to contact Strategic Fence but has not heard back. Jason Wood has recommended Simply Safe. She suggested enclosing the bike storage in a cage.  
**Action Item:** Kris Ann Knish will draft a proposal for the security cameras and bike cage.
- C. *Bike Theft*  
Bill McCall spoke to Lindsey in Unit 314, who had a bike stolen last week. She is willing to work on this project.
- D. *Thresholds for Second Deck Units*  
New thresholds were installed but they make the interior door inoperable.  
**Action Item:** BPM will continue to search for a viable solution.

