

**WOODBRIIDGE INN CONDOMINIUM ASSOCIATION
SPECIAL BOARD OF MANAGERS MEETING
July 22, 2025**

I. CALL TO ORDER

The Woodbridge Condominium Association Special Board of Managers Meeting was called to order by Jamie Lewis at 6:07 p.m. in the BPM Conference Room and via videoconference.

Board Members Participating Were:

Jamie Lewis, President, #301 (present)
Bill McCall, Vice President, #106
Kris Ann Knish, Member at Large, #208
Jon Gebbia, Member at Large, #307

John Cona of Criterium Cona Engineers was a guest at the meeting.

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. GOVERNING DOCUMENTS

The red-lined documents from the attorney were sent to all Board members. It was confirmed that there will not be any language in the Declaration regarding short-term rentals. There were no Board objections to any of the revisions, including Paul Sakiewicz per his email. Once approved by the Board, the next step will be to send the documents to all owners by USPS and email with a 60-day deadline for response. At least 67% of the ownership will need to vote in favor in order for the revised documents to be approved. There is also a judicial route for getting the documents approved if the 67% majority is not obtained.

Motion: Bill McCall moved to accept the revised Articles, Declaration and Bylaws dated June 26, 2025 as provided by the attorney Kimberly Porter. Jon Gebbia seconded and the motion carried unanimously.

III. RETAINING WALL

John Cona reviewed the proposed plans to replace the timber walls with an 18" concrete wall in four sections.

1. Wall #1 is the most complicated because there is a steel post on a concrete caisson in the corner supporting the structure above. This is the only wall that will be structural and it will be tied into the building with rebar. The concrete caisson and post have shifted and need to be straightened. The wall will have a footer reinforced with 5/8" rebar below the 42" freeze plain. There will be gravel behind the wall with a 3" drains every 7' to release any moisture. The drain pipes will be screened and flush with the face of the concrete.
2. Walls #2/#3/#4 – These walls will have new footers to prevent future movement. John Cona does not believe there are footers under the existing timber wall.

Board comments addressed the following:

1. Kris Ann Knish thought the 18" height seemed very low. John Cona said it will be high enough to retain the material behind it and have plantings.
2. Bill McCall was concerned about the drainage onto the parking lot. John Cona said the drainage will not be very different than the existing conditions. There will be landscaping fabric but no waterproofing material behind the wall.
3. Jon Gebbia was in favor of pouring a new caisson for the existing post, adding footers and building a new timber wall instead of concrete. He had concerns about the aesthetic of concrete and the potential for future shifting and cracking. John Cona said the concrete wall will be designed to last a long time and stone veneer could be added on the surface to improve the appearance. Several Board members were told the stone veneer would increase the price significantly, potentially 3X the cost of stamped concrete.
4. Bill McCall suggested proceeding with the suggested treatment for wall #1 and determining what the structure is underneath. He asked what is required by code. John Cona said the only code requirement is proper support of the post. The Town of Frisco will have to approve the design.
5. Kris Ann Knish reviewed the estimates from Neils Lunceford for removing a dead tree (\$450 - \$750), transplanting three spruce trees (\$4,500 - \$5,000) from behind the retaining wall, a veneer wall \$33 - \$55/sq.ft., stone cap \$35 - \$50/sq.ft. and buff block boulder wall instead of concrete (\$190 - \$200).
6. Jamie Lewis recommended moving forward with the plan as presented.
7. Jon Gebbia was in favor of fixing only wall #1 and the support post, although he acknowledged it could be difficult to remobilize for the additional wall sections and the cost could be higher.
8. Jamie Lewis read Paul Sakiewicz' comments. He indicated his preference for a stamped concrete wall.
9. In an informal vote, there two Board members in favor of moving forward with the current proposal and two were not.
10. Bill McCall proposed requesting another proposal for wall #1 only. He stated he does not want to spend \$100,000 on the wall.
11. Jamie Lewis noted that the owners voted in favor of the proposal for a new retaining wall.

Action Item: Jamie Lewis will initiate a Board vote by email, which will be ratified at the next Board Meeting.

IV. SET NEXT MEETING DATE

The next Board Meeting will be held on September 8, 2025 at 6:00 p.m.

V. ADJOURNMENT

Motion: Jamie Lewis moved to adjourn at 7:55 p.m. Bill McCall seconded and the motion carried.

Approved By: Jamie Lewis Date: 9.6.25
Board Member Signature

