

Woods Manor Homeowners Association
Board of Directors Meeting
September 2, 2007

Board of Directors Present: Jay Rust, Karen Schilling, Sid Baskin, Len Vest
Homeowner: Kathleen Rust

WORK SESSION: 11:00am – The Board and Redecorating Committee met to review the design plans and special assessment budget.

CALL TO ORDER: 11:45am

Duane Handy, MWL, joined the meeting.

APPROVAL OF AGENDA – Sid Baskin made the motion to accept the agenda and Len Vest seconded. All in favor. Passed

APPROVAL OF July 7, 2007 BOARD MEETING MINUTES – Sid Baskin made a motion to approve the July 7, 2007 minutes, Karen Schilling seconded. All in favor. Passed

APPROVAL OF July 29, 2007 BOARD MEETING MINUTES – Karen Schilling made a motion to approve the July 29, 2007 minutes, Sid Baskin seconded. All in favor. Passed

I. FINANCIAL REPORT –

Duane Handy reported that WMA was unfavorable to budget \$1,798.91 for the month of July 2007 mostly due to unbudgeted tree spraying, and unfavorable to budget \$7,182.10 year to date. It is expected that expenditures will be moderate in the months ahead and WMA should be close to breaking even by year end or having a small deficit.

A special assessment aging report was presented to the Board. Late fees had been charged to all owners who were carrying a balance.

WMI was favorable to budget \$4,301.57 month of July 2007, and favorable \$31,230.07 year to date. It was pointed out that this surplus will decrease significantly over the remaining months of the year as WMI dues are collected at the beginning of each year.

An aging report for WMI was submitted to the Board which reflected accounts receivable due of \$34,693.05. Duane reported that the attorney for collecting accounts for WMI has made progress in locating many of the individuals who are delinquent and is pursuing legal avenues to collect the debts.

II. MAINTENANCE REPORT –

Duane Handy reported the following projects update:

- A. Exterior Brown painting – Complete
- B. Stucco Repairs – Finish in late September
- C. Concrete Walkway Repairs – Start after Labor Day
- D. Roof Heat Tape – October 2007
- E. Window Washing – Scheduled for October
- F. New Emergency light light bulbs on order

Jay and Duane will schedule a property walk through to review details of work scheduled, needed and completed.

III. REMODEL REPORT/DISCUSSIONS –

The Remodel Committee and Board members have met multiple times along with numerous email discussions to evaluate comparable Breckenridge properties, lighting, flooring products, painting and texturing options and vendors.

Kathleen Rust presented the Board with the Final Consensus Design Plan (attached).

Jay Rust reported the initial contractor bids to execute the Design Plan should fit into the Assessment Budget. Discussion proceeded to agree the plan should move forward towards the stage of vendor contract negotiations with the Decorating Committee selecting the vendors.

Jay suggested the timeline for contract negotiation and approval should be completed by the end of October 2007 with work starting immediately at the end of ski season 2008 (Approx. April 1, 2008) with project completion July 2008 (Annual HOA Meeting).

Sid Baskin moved to accept the report options as mandated by individual committee and board member votes. Len Vest seconded. . All in favor. Passed

**** (SEE ATTACHED) ****

Sid Baskin moved to direct Jay to negotiate firm bids with contractors and bring the contracts to the Board for review and approval. Len Vest seconded. . All in favor. Passed

IV. WMI INVESTIGATIVE REPORT –

Jay Rust gave the WMI aging investigative report from our lawyer, Steve Werner. Mr. Werner has been successful in tracking down and contacting the responsible parties of outstanding accounts.

Len Vest made a motion to pay Mr. Werner the current investigative charges of \$1500. Any additional funding requests must be presented to the Board for approval. Sid Baskin seconded. . All in favor. Passed

V. OTHER –

Sid Baskin generously recognized and thanked Jay and Kathleen Rust and the Redecorating Committee for their timeless efforts in leadership and preparation of the Redecorating Plan for the Common Areas.

VI. NEXT BOARD MEETING –

Sunday Oct. 14, 2007

Board Meeting 1pm

Agenda – Review Contractor Contracts

Budget

VII. ADJOURN –

The Board adjourned at 1:08pm

WOODS MANOR REMODEL VOTES

As of September 2, 2007

FLOORING

Building A & B Options:

Elevators	Tile: 8	Carpet: 3
Area By Elevators	Tile: 3	Carpet: 8
Garage Entry	Tile: 11	Carpet:
Garage Stair Entry	Tile: 11	Carpet:
Back Entrances	Tile: 11	Carpet:

Clubhouse Options:

Garage Entry Area	Tile:	10	Carpet:	1
Spa Level Entry	Tile:	9	Carpet:	2
Outside Restrooms	Tile:	11	Carpet:	
Kitchen - New Tile	Yes:	11	No:	
Restrooms-New Tile	Yes:	9	No:	2

CHAIR RAIL

Building A and B Options:

All Areas/All Floors (except stairwells)	Yes:	6	No:	5
Lobby Area Only (except entry)	Yes:	3	No:	8

Clubhouse:

All Areas	Yes:		No:	11
Exercise Room Only	Yes:	4	No:	7

WOODWORK REFURBISHING

Unit Hall Doors	Yes:	11	No:	
Replace Thresholds	Yes:	5	No:	5
Baseboards	Yes:	11	No:	

LIGHTING

Building A and B Options:

New Globes	Yes:	11	No:	
Accent Sconces	Yes:	11	No:	
Lobby Area Add				
New Fixture and Cans	Yes:	9	No:	2

Clubhouse Options:

New Globes (except hot tub room)	Yes:	7	No:	3
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New Boxed Lights in
game room/restrooms Yes: 11 No:

New Fixtures Mtg.Room
(over counter area) Yes: 7 No: 1

New Fixture in Stairwell
(third floor area) Yes: 7 No: 1

All Buildings:

New Emergency Lights Yes: 11 No:

New/Move Exit Signs Yes: 11 No:

Consider Removal of
Some Baseboard Heaters Yes: 11 No:

REMODEL unuseable SHOWER IN WOMEN'S RESTROOM

Construct a wall Yes: No: 10

Convert to changing
area Yes: No: 10

Convert to storage area
add a wood door Yes: 11 No:

PAINTING AND TEXTURE

Building And B Options:

Texture All Walls
(except stairways) Yes: 7 No: 4

Texture Only Lobby
(except entry area) Yes: 3 No: 8

If use chair rail,

texture above/below: Yes: 8 No: 2

texture below only: Yes: 1 No: 9

texture above only: Yes: No: 10

paint two colors: Yes: 9 No: 1

Use accent walls Yes: 11 No:

Paint all stairways	Yes: 2	No: 8
Paint only stairways to garage from 1 st floor	Yes: 8	No: 2

Clubhouse Paint and Texture Options:

Texture All Walls except bathrooms	Yes: 7	No: 4
Texture Game Room Only	Yes: 3	No: 8
Texture Game Room, Hallway & Restrooms Only	Yes: 11	No: 11
Texture Meeting Room	Yes: 7	No: 4
Accent Wall in Bathrooms	Yes: 11	No: 11
Accent Wall Exercise Room	Yes: 8	No: 3

