

Woods Manor Homeowners Association
Board of Directors Meeting
March 8, 2008

Present: Board of Directors: Jay Rust, Karen Schilling, Wes Cobb, Chuck Sebald
Mary Lee Van Meter and Len Vest
Welcome Mountain West Lodging New Staff: Tim Currin, owner; Nancy Price, General
Manager; and David Miller, Maintenance/Office Manager

CALL TO ORDER: 3:00pm

APPROVAL OF AGENDA –Mary Lee Van Meter made the motion to accept the agenda.
Len Vest seconded. All in favor. Passed

APPROVAL OF December 14, 2008 BOARD MEETING MINUTES – Chuck Sebald
made a motion to approve the December 14, 2008 minutes Karen Schilling seconded. All in
favor. Passed.

I. FINANCIAL REPORT –

February 2008 Financial Report:

Year to date for February 2008, Woods Manor Association is unfavorable to budget
(\$958). This variance is due to unbudgeted increases for Utilities (Sewer, Water and
Cable) as well as Insurance. Also, snow removal (parking lot and roofs) was over
budget due to the heavy snowfall this season.

Year to date for February 2008, Woods Manor Interval is unfavorable to budget
(\$2653). This variance is due to the Property Taxes paid in February.

The Board clarified the proper location of the WMI non-capital reserve budget line
item.

Chuck Sebald made the motion to accept the financial report as presented and
Karen Schilling seconded. All in favor. Passed.

The Board requested the WMA account “Replacement Reserve” be re-titled
“Special Assessment”. Funds on deposit are pre designated for common area
projects.

Chuck Sebald made the motion to accept the financial report as presented with
the addition of the account title change and Wes Cobb seconded. All in favor.
Passed.

II. MAINTENANCE REPORT –

The Board reviewed the status of maintenance projects as presented by MWL
(“Maintenance Issues Tracking Sheet” document attached).

Len Vest made the motion to authorize Mary Lee Van Meter to purchase new Murphy Beds to replace the current ones in the Interval Units. Each will cost approximately \$2800. The variance will be minimal depending upon any special needs for installation. Seconded by Karen Schilling. All in favor. Passed.

The Board requested MWL to review the following and report any action necessary to correct:

- ❖ Sand in the Hot Tub
- ❖ Hot Tub water cleaning schedule as water often appears cloudy
- ❖ Post “Shower Before Entering Hot Tub” signs in restrooms and Hot Tub Room at Entry (wall adjacent to stairs/service door wall)
- ❖ Solve men’s locker room frozen pipe problem (Brian has an idea that may work)
- ❖ Change the storage closets door swing on the first floor of Bldg A&B.

III. OLD BUSINESS –

Remodel Update –

The Board by consensus approved the lighting fixtures to be purchased as recommended by the redecorating committee. The final selections of the redecorating committee will be the new focal point accessories for each floor in Buildings A&B. The Committee may have recommendations by next meeting.

The Project/Contractor meeting was held in January and the start date for the Project will be April 21, 2008. Completion is projected for mid summer.

Allaire Bed and Breakfast WMA Land Use Lease-

Jay reported that the Allaire Bed and Breakfast owners’ response to the Boards counter proposal for a land lease agreement was noncommittal.

The Board decided to proceed with a land survey to accurately mark our boundaries so our “private property signs can be installed this spring. They have been printed using the exact language as advised by Board Attorney.

WM Wireless

The Board directed Mountain West lodging to move forward to establish a wireless account for the clubhouse by this summer. This would be available for homeowners.

By-Laws Review

Jay Rust presented the second draft of By-Law changes the Board had been reviewing. (Attached)

Mary Lee Van Meter made the motion to accept the By-Law word changes with spelling corrections discussed, Karen Schilling seconded. All in favor. Passed

IV. NEW BUSINESS –

Nonsmoking Complex

The Board reviewed the nonsmoking draft policy. Mary Lee Van Meter made a motion that the WMA Board be in support of the Town of Breckenridge “No Smoking” policy. Karen Schilling seconded. All in favor. Passed.

Garage Parking

The Board reviewed the WMA Rules and Regulations covering distribution of garage and surface parking spaces per unit. At this time there is no need to change current policies. MWL includes the parking policy as part of the check-in packet for all Interval guests and believes parking accommodations are adequate for owners and guests.

Woods Manor Manual

Each unit is supplied by the WMA and WMI Management Company with an owner/visitor manual which contains the Declaration, By-Laws, Articles of Incorporation, Rules and Regulations and other information for owner/guest visits. The manual has not been updated for several years.

Chuck Sebald made the motion to authorize MWL to update the current Woods Manor manual when Board review of all policies included has been completed. Karen Schilling seconded. All in favor. Passed

The Board will also send a copy of the Rules and Regulations to homeowners when they are complete. If applicable, each owner can inform their contracted rental company of the new document.

Karen Schilling agreed to draft a letter requesting homeowners and rental agents give a copy of the Rules and Regulations to their guests.

Homeowner Bill of Rights

Review will be moved to the May agenda.

V. OTHER –

Management Company Contract

Board interviews with management company candidates will be scheduled after April 21, 2008.

VI. NEXT BOARD MEETING –

- ❖ Board meeting Saturday May 17, 2008 in the Woods Manor Clubhouse starting at 11AM.
- ❖ The annual Woods Manor Homeowners meeting will be Saturday, July 5, 2008. The meeting will start at 10am in our Clubhouse. The Board of Directors will meet at 9am; you are welcome to join us. Lunch will be provided after the meeting.

VII. ADJOURN – 5:30pm