

Woods Manor Homeowners Association
Board of Directors Meeting

Saturday July 5, 2008

Board of Directors Present: Jay Rust, Karen Schilling, Chuck Sebald, Wes Cobb

Four Seasons Management Company: Bob Springer and Steve Erlandson

CALL TO ORDER: 9AM

Jay Rust formally welcomed Bob Springer and Steve Erlandson of Four Seasons Management Company to their first Board Meeting.

Board Maintenance Requests: The Board discussed with Four Seasons the current status of the property. Bob reported they were quite pleased with the condition of Woods Manor but would be detailing more extensively a report for next month's meeting of both current and proactive maintenance issues.

Final Preparation for the Annual Meeting – Jay requested the Board to provide updates to the homeowners on the following:

- ❖ Jay – Introduce Four Seasons Management Company
- ❖ Jay – Construction project
- ❖ Jay – Pine Beetle Treatment
- ❖ Chuck – Financial, Flat Roof Replacement, Asphalt Replacement
- ❖ Karen – Remodel Project Update and Bylaws/Rules and Regulations Review
- ❖ Wes – Wireless Internet Project and Budget
- ❖ Steve Warner, lawyer – WMI association dues aging collection status

Approval of the May 17, 2008 Minutes – Chuck Sebald made the motion to accept the minutes of the May 17, 2008 Board Meeting with the correction of the start time. Wes Cobb seconded. All in favor. Passed

Adjourned 10AM for Annual HOA Meeting

Reconvened 2:40PM

Present: Board of Directors: Jay Rust, Karen Schilling, Chuck Sebald and Wes Cobb

I. NEW BUSINESS –

Board Reorganization –

At the annual homeowners meeting 3 board members were re-elected to complete the 7 member Board:

Jay Rust
Chuck Sebald
Karen Schilling

Chuck made a motion and Wes 2nd the following officer slate:

Jay Rust, President
Wes Cobb, First Vice President
Sid Baskin, Second Vice President
Karen Schilling, Secretary
Chuck Sebald and Mary Lee Van Meter, Co-Treasurer
Len Vest, Communications Director

The motion passed.

Homeowner issues/comments

Four Seasons requests

The Board by consensus directed Four Seasons to proceed with the following projects:

- ❖ Proceed with a complete cleaning out of Garage A floor drain
- ❖ Clean Garage A and B after all construction is complete
- ❖ Evaluate the WMI linens condition and ownership– replace and/or return
- ❖ Re-key the on-site managers house and recheck the Building A locks for accuracy of entry as these were recently rekeyed..
- ❖ Purchase a new stove for the managers house if cleaning the old one is not possible
- ❖ Proceed with property boundary survey estimate for Jay
- ❖ Acquire estimate to remove unauthorized steps on footpath towards Ski and Racket Club for Jay
- ❖ Request Turner Morris to return to facilitate winter roof and gutter damage.

Four Seasons requested the consideration of their on-site manager to attain a roommate to share his costs of the house. The Board took this under advisement and tabled the request.

Other –

1. Bob and Wes will work together to establish a November/December start date for Resort Internet to install WIFI.
2. The Board discussed the possibility of renting time share weeks which are listed with delinquent HOA dues. Jay will request Lin to compile the ownership and dues status of each Interval Unit for discussion at the September meeting.
3. The Board requested Four Seasons to inquire from our bank if a direct deposit option for dues could be available for homeowners. This would be for dues only not assessments, late fees or other charges.

4. Chuck Sebald made a motion to financially compensate Jay for his work preparing, organizing and cleaning the common areas before and inbetween contractor contractual scheduled work.

Furthermore, the Board recognized the outstanding dedication of time Jay and Kathleen Rust donated to the renovation project in their leadership as General Contractor. Chuck requested our consideration of a small gift of a \$125 Breckenridge Dining Certificate.

Wes Cobb seconded the motion. All in favor. Passed.

II. NEXT BOARD MEETING –
Saturday, September 6, 2008 at 11AM
Woods Manor Club House Meeting Room

III. ADJOURNED –
The Board adjourned at 4:47pm