

Woods Manor Homeowners Association
Board of Directors Meeting

Saturday July 5, 2009

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

Four Seasons Management Company: Bob Springer

Homeowners: Steve and Karen Warner

CALL TO ORDER: 12:35pm

I. Special Assessment Financials Report: The Board reviewed special assessment expenditures – stucco repairs/exterior paint, Bldg. A&B concrete entry replacements, interior remodel (wall & ceiling texture/paint, tile, chair rails, dry wall repairs, new smoke detectors/alarms/exit signs, electric wiring repairs, new light fixtures, flat roof repairs, resident manager's house refurbishing/repairs). A summary will be posted on Woods Manor's web site (www.woodsmanorcondos.com).

II. Financial Report: Four Seasons reviewed WMI&WMA financials that will be presented at the annual meeting.

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

- ❖ Jay – Welcome, Financial, Asphalt Replacement, Breckenridge News, Alliare Bed and Breakfast Land Use and Rules and Regulations Update
- ❖ Bob – Maintenance, Financial, Pine Beetle Treatment/Status
- ❖ Chuck – Financial, Flat Roof Replacement, Maggie Placier
- ❖ Chuck and Bob – WMA and WMI Long Term Replacement Plans
- ❖ Karen – Remodel Project Status
- ❖ Len - Website
- ❖ Steve Warner, lawyer – WMI association dues aging collection status

IV. Approval of the May 23, 2009 Minutes – Jay requested the Board review the minutes and he will call an email vote.

V. Election Preparation – Jay confirmed the final declared candidates for the Board positions open as following:

- ❖ Sid Baskins, Wes Cobb, Len Vest, Mary Lee Van Meter, Nancy Cox and Jon Schultz. Nominations from the floor will be requested.
- ❖ Proxies were received by Four Seasons were reviewed. Quorum for the annual meeting was declared.

Adjourned 1:25pm for Annual HOA Meeting

Reconvened 4:10PM

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

Four Seasons: Bob Springer

I. NEW BUSINESS –

A. Board Reorganization –

At the annual homeowners meeting 4 homeowners were elected to complete
the 7 member Board:

Sid Baskins
Wess Cobb
Len Vest
Jon Schutz

The Board elected the following officers for 2009-10:

Jay Rust, President
Wes Cobb, First Vice President
Karen Schilling, Secretary
Chuck Sebald and Len Vest, Co-Treasurers

**B. Homeowner issues/comments to be placed on September Board
Meeting agenda:**

- Request for a sign on the WMI dryers that guests clean the lint traps after each use.
- Request for management to investigate a solution to the water that collects in a pool at the street end of the driveway.
- Homeowners comments concerning 2009 Budget and Future Repair and Replacement needs:
 - ❖ Homeowner concerned that the WMI budget did not include funding for reserves.
 - ❖ Homeowners expressed interest for the WMA to build a reserve fund.
 - ❖ Homeowner request to investigate recycling of trash at Woods Manor.
 - ❖ Homeowner request to review the status of the limited general common area decks for railing space code and structural strength.
 - ❖ Homeowners encouraged the Board to have a survey and establish Woods Manor boundaries with appropriate signage.
 - ❖ The homeowners were very concerned about the WMI Balance Sheet showing Accounts Receivable of \$44,168.87

which reflects these outstanding HOA dues payable to the WMI. It was the consensus of the homeowners that efforts to recover these funds be expedited with the full extent of possibilities available to the Board.

C. Other –

- The Board directed Four Seasons to get a quote for a land survey and email it for approval.
- The Board directed Jay to obtain quotes for the décor furniture and historical pictures and email for approval.

II. NEXT BOARD MEETING –

Saturday, September 19, 2009 at 12 Noon
Woods Manor Club House Meeting Room

III. ADJOURNED –

The Board adjourned at 4:45pm