

**WOODEN CANOE  
BOARD OF DIRECTORS MEETING  
FEBRUARY 13, 2004**

**MINUTES**

1. **Call to Order.** The meeting was called to order by President Gerry Hibbard at 3:05 p.m. at Mountain Managers' Frisco Office.
2. **Affirmation of Attendance and Quorum**
  - A. Board Members in attendance were: Gerry Hibbard, Anthony Carestia, and Donna Leavitt  
  
A quorum was established.
  - B. Representing Mountain Managers were Eric Gill, Dwayne Gill, and Cheryle Beres.
3. **Approval of Board Meeting Minutes from 12/2003.** Minutes were approved as written.
4. **Managers Report** (Attachment 1) was read by Cheryle Beres with a total of 1 work order completed by Mountain Managers.
4. **Financial Report** (Attachment 2) was given by Cheryle Beres.
  - A. At the end of January the checking account balance was \$4,540.69 and the money market was at \$6,577.59.
  - B. \$870 was spent on installing the garage door opener and wireless keypad. Since Waste Management overcharged for the last 2 months, there was no bill from them this month.
6. **Old Business**
  - A. Irrigation: Kim was not in attendance to give a report – tabled for the next meeting. Donna Leavitt reported that there will be no charge for the water taps.
  - B. Landscaping common areas: Mountain Managers will obtain 3 bids for landscaping and installing irrigation lines for the berm next to the road. Will need recommendations for plants, shrubs, etc. Gerry will provide the name of a landscaper from Fairplay. The bid cap will be \$9,000 for this year; this could be an on-going project from year to year.
  - C. Design Review fees: The fees are currently \$.50 per square foot. The question was raised as to whether this is enough to collect

- D. Update on taxes for the wetlands: The corrected warranty deed has been sent to the courthouse to be filed. Dwayne reported that Jeff Temple has agreed to the corrected deed. Orten & Hindman has requested a refund of taxes.
- E. Power to dumpster enclosure: Dynalectric - \$4,500 (Attachment 3). Eric presented the bid from Dynalectric. He also reported that the outside lights would be up next month. The Board members requested 3 more bids to be obtained from Peter Dunn (376-1988), Dell Electric (Corrie – 970-418-0431), and Triangle Electric.
- F. Water Feature upgrade: Mountain Managers will contact Oak Enterprises and the original installers, South Creek Gardens. The following guidelines are to be used when obtaining bids:
- \*Regular maintenance (or maintenance contract) on the mechanical equipment – perhaps for up to 5 years.
  - \*Water ph and chemical balances checked regularly
  - \*Health of wildlife and plants in and around the pond
  - \*Spring stocking with fish
  - \*Algae control
  - \*Start up in spring and drain in the fall
- G. DRC Info: The Board wants the DRC to know that the new architects will take calls only from the Board Members of the DRC. No other calls will be taken.

7. **New Business.**

No New Business was discussed.

8. **The Next Board Meeting** is scheduled for April 16, 2004, 3:00 p.m. at Mountain Managers' Frisco Office.

9. **Adjournment.** There being no further business, the meeting was adjourned at 3:50 p.m.

Signed:

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Gerry Hibbard, President

Date

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Cheryle Beres, Recording Secretary

Date