

**WOODEN CANOE
BOARD OF DIRECTORS MEETING
APRIL 23, 2004**

MINUTES

1. **Call to Order.** The meeting was called to order by President Gerry Hibbard at 3:15 p.m. at the Managers' office in Frisco, CO.

2. **Affirmation of Attendance and Quorum.**
 - A. Board members in attendance were Gerry Hibbard, Kim Cancelosi, Donna Leavitt, Anthony Carestia, and Jim Hafemeister.

A quorum was established.

 - B. Representing Mountain Managers were Eric Gill, Dwayne Gill, and Lauren Settanni.

3. **Approval of Minutes from 2/13/04 Board Meeting** – minutes were approved as written.

4. **Managers Report** (Attachment 1) was reviewed by Eric Gill.
 - A. Call Waste Management and get dumpsters put back in dumpster enclosure until roof repairs begin due to damage by Waste Management trucks.

 - B. Triangle Electric will continue working on getting power to the dumpster enclosure this spring.

5. **Financial Report**
 - A. March Financials (Attachment 2) were reviewed

Balance in checking account was \$466.81
Money Market was \$6678.14

 - B. Discussion took place about the possibility of including a transfer fee for the buyer on the purchase of a Wooden Canoe home. Dwayne said that he would look into the legality of imposing such a fee. It would be explained to owners that this fee would be used for future upgrades and improvements to the property which would ultimately increase their property values. Gerry said that he would be happy with one year's dues to be collected at closing. This would have to be presented at the next Homeowners' meeting and voted on by the membership. Homeowners may feel that this would adversely affect sales.

- C. Insurance was \$75.00 in the past for the complex and jumped to \$300.00 in the last year. It is possible that something was done wrong since the jump was so high. Eric will check with Farmers Insurance Agent, Bob Strong.

6. **Old Business**

- A. Landscaping, installation of irrigation lines for the berm next to the road, and recommendations for plants, shrubs, etc. – bid cap for this year \$9,000.

Travis said that if he plants trees, they would not be under warranty because they would be planted so close to the highway. Anthony asked what the risks for planting near the highway were. Travis said that he doesn't know if any chemicals that are used would affect the trees - he just is not sure. Travis said that he might be able to warranty till winter but the price for his services would change if the warranty extended through the winter months. The Board expressed that they want at least a one-year warranty on the trees before they would accept the bid. The Board decided they would continue talking with Travis on this matter until they can come to an agreement. The Board also noted that they may need to purchase fewer trees this year.

Since there is irrigation in the middle island, a way needs to be found to install irrigation lines from the berm to the side of the road so that irrigation can be installed over by the dumpster area. Travis said that he knows a company ("Summit Cable Corp") that would punch through the ground to install piping in order to connect the irrigation systems. This service applies only to getting the irrigation line underneath the asphalt. The cost would be \$25 per foot. Travis said to give him a call if the Board is interested.

- B. Water feature upgrade

During the meeting, Travis explained his proposal for the up-keep of the ponds. The Proposal was for \$3500.00 for weekly monitoring, checking water chemistry, and keeping the drainage inlet to the pump house clean so that there is not an over use of water. The Board noted that the mesh filtration system would need the most attention because if it gets clogged, the automatic fill valve will turn on and put more water into ponds when it doesn't need it. Water expenses have been high over the last few years due to this problem and will require monitoring. There were some things that the Board didn't feel needed to be done as frequently. Travis was asked if it was necessary to monitor once a week. He said it depends. After discussion, the Board felt monitoring should be done every week until everything is under control. Fine-tuning can be done at a later date. They could

also do it for 18 weeks and then go down to once every two weeks. The price of this proposal will be split between the Wooden Canoe and Water Dance Associations. Gerry thinks that since there were so many problems in the past, once a week inspections would be appropriate so that the Association doesn't go over the allotted water amount. Gerry said that at first he would prefer to see over monitoring to ensure everything is functioning properly.

Discussion ensued concerning filters. If they clog, more water is drained and then refilled into ponds. Consistent monitoring may cut down on pump replacement as potential problems could be identified prior to the pumps breaking completely and requiring replacement. Replacing parts is much more inexpensive than total pump replacement. Travis said that he is capable of replacing and maintaining pumps but not on the pumps that are currently in there. If he installs different pumps, he will warranty them, but no guarantee would be offered for the current pumps. Travis was asked for a proposal for pump maintenance and replacement. This has been where the majority of the money has been spent and if it is not included in the proposal, the Association could be extremely over budget. The Board requested the price of a pump so the Association can prepare for the cost.

South Creek Gardens will be meeting Eric at some point to show Mountain Managers the ponds and what needs to be done to keep them operating. Anthony Carestia volunteered to participate in the walk around. It was also felt that Travis should be present. Need to ask South Creek Gardens if there would be any damage to the liner if the cattails in the pond are removed because there are too many. The Board also asked Mountain Managers to ask what up-keep items can be done by Managers' employees.

A motion was made and passed to accept the landscaping proposal.

The Board approved a special assessment of \$300.00 per owner to be paid in two equal installments of \$150.00. The first installment would be due June 1, 2004 and the 2nd on July 1, 2004. If the amount is paid in one lump sum, this would be due July 1st. The assessment would cover Travis doing the irrigation and possibly the ponds, and Mountain Managers doing the washing and staining of the light poles. An assessment notice will be sent to all owners.

- C. Design Review fees – The current price is \$.50 per square foot. Kim Cancelosi looked into the matter and said that the price should be \$.55 per square foot.

7. **New Business**

- A. Highway 9 - noise wall/berm. Nothing has been heard from C-DOT concerning Wooden Canoes' request. Gerry Hibbard is still working on this issue. Gerry thinks that Wooden Canoe meets the criteria since it will have an impact on 55 units. Gerry will contact Mountain Managers when he has more information.

- B. Bid for power washing and staining light poles (\$1,000) was accepted by the Board.
 - C. A picnic has been planned for Wooden Canoe owners. The owners of a vacant lot have volunteered use of the area. Managers will include picnic information with the Annual Meeting notice. The planning committee will notify Managers when a time has been set - The Association will pay for food. Kim Cancelosi will provide a list of items that need to be purchased for the picnic.
8. **The Date for Next Board Meeting** will be decided at the Homeowners' Meeting.
9. **Adjournment**. There being no further business, the meeting was adjourned at 5:24 p.m.

Signed:

Approved via e-mail

4/27/04

Gerry Hibbard, President

Date

Lauren Settanni, Recording Secretary

Date