

**WOODEN CANOE  
BOARD OF DIRECTORS MEETING  
JUNE 3, 2005**

**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, Donna Leavitt and Anthony Carestia  
  
A quorum was established.
  
  - B. Representing Mountain Managers were Dwayne Gill and Lauren Settanni.
  
3. **Approval of Minutes from 4/29/05 Board Meeting** – minutes were approved as written.
  
4. **Managers Report** was reviewed by Dwayne Gill.
  
5. **Financial Report**
  - A. May Financials were reviewed  
  
Balance in checking account was \$2,416.06  
Money Market was \$128.81  
  
It was asked that Mountain Managers remove delinquent owners from the Homeowners Meeting financials for future meetings. Gerry feels that only the Board should have this information.  
  
It was also noted that the Association had two homes sell and that the association collected 6 months dues for the first sale and 12 months dues for the second sale which will go into reserves.
  
  - B. The Board made a decision to raise dues since during the last few years, insufficient funds have been collected for operating expenses. The Board also felt that a special assessment is necessary. It was decided that instead of issuing new coupon books they would keep the dues payments the same until the new books get issued and roll in the short fall to be paid with the assessment.  
  
Motion was made and approved to assess each unit \$675.00.

6. **Old Business**

Summit County has changed their laws on pets. In the past, voice control was an acceptable way to control pets. The law has now changed and all dogs must be leashed at all times. Since there has been some difficulty with pets in the past at Wooden Canoe it was noted that this information should be given to the homeowners. Gerry Hibbard felt that there is no need to put rules pertaining to pets on the agenda since he does not think it needs to be discussed every year.

7. **New Business**

The Matushak's (525 Pemmican Court) have a spa up side down on their lawn. Mountain Managers will send a letter notifying them that this needs to be removed.

8. **The Next Board and Annual Meetings** are scheduled as follows:

Board Meeting	September 30, 2005 at 3:30 p.m. at Anthony's house
Annual Meeting	June 3, 2006 at 9:00 a.m.

9. **Adjournment**. There being no further business, the meeting was adjourned at 5:24 p.m.

Signed:

Approved via e-mail

6-26-05

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Gerry Hibbard, President

Date

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Lauren Settanni, Recording Secretary

Date