

**WOODEN CANOE
BOARD OF DIRECTORS MEETING
MARCH 1, 2006**

MINUTES

1. **Call to Order.** The meeting was called to order by Donna Leavitt at 3:40 p.m. at the Managers' office in Frisco, CO.
2. **Affirmation of Attendance and Quorum.**
 - A. Board members in attendance were Donna Leavitt, Jim Hafemeister, and Anthony Carestia.

A quorum was established.
 - B. Representing Mountain Managers was Eric Gill. Judy Freese took the minutes via conference call.
3. **Approval of Minutes from 11/4/05 Board Meeting** – minutes were approved as written.
4. **Managers Report** was reviewed by Eric Gill with a total of 6 work orders completed.
5. **Financial Report.** January Financials were presented by Eric Gill. It was noted that the Association is only one month into the current budget.
 - A. The water billing was discussed. The current bill is for the Oct/Nov/Dec quarter. There appeared to be overage charges which seemed inappropriate for this time of the year even though the ponds were not pumped out until early November. Eric will check meter reading.
 - B. It was resolved to reduce the number of code changes for the dumpster door to once per year unless problems are noted. The code will be changed each fall on or about October 1st. The issuing of stickers will be eliminated. It was felt that this is an unnecessary expense for the Association.
 - C. Delinquencies were briefly discussed. There are only 2 owners seriously in arrears either for dues payment or assessment. Both units have been lienied. Further methods of collection were mentioned. Collection agencies take a large percentage of the monies collected and are really not a viable solution. Foreclosure is also not a real option. Taking an owner to small claims court would appear to be the best way to recoup money. Eric noted that sometimes a letter notifying the delinquent owner that he is going to be taken to court is enough to get the owner to bring his account current.

- D. The balance in the checking account was \$27,115.50 and the money market was at \$12,140.76 at the end of January.
- E. It was noted by the Board that interest rates are very low and other alternatives might be available at a better rate. Mountain Managers will check into other options.

6. **Old Business**

- A. Renovation of the entry sign and landscaping upgrades were discussed. Water Dance has said that they are not interested in forming a committee to work on these projects but would like to see the landscaping enhanced. The Board feels that major renovation would be too expensive at this time but agreed that the area should be cleaned up and if painting is needed, it should be done. The rocks and gravel that have accumulated during snowplowing need to be removed. Donna will contact Bill Tordoff and discuss plans regarding landscaping and expense.
- B. The proposed Bio Mass Plant was briefly discussed. It was noted that there have been open meetings which have served to disperse needed information to interested parties. The Board therefore feels that they do not need to pursue the issue since information is readily available.
- C. Ponds and streams: The Board would like the liners checked in the spring to determine if there are any obvious leaks. It was noted that the rubber membrane is covered with rocks, etc. which makes small holes almost impossible to spot. It is much easier to detect leaks after the ponds are filled. A walk through of the area will be scheduled after the ponds are filled at the end of May and Eric will point out to Board members what to look for when inspecting the ponds/streams.

A suggestion was made to get rid of the auto fill valve. If the valve fails, a substantial amount of water would be wasted. It would be better to have a manual system with owners monitoring the water levels. Donna thought that Pat would agree to keep an eye on the back and Bill Tordoff will be asked if he would monitor the front. Eric will figure out a way to convert to a manual system that will not involve having to lift the manhole cover.

7. **New Business**

- A. Gerry Hibbard sold his unit and has resigned from the Board. A new Board member needs to be appointed as well as a new President. After a short discussion, Donna Leavitt was elected President and Kim Cancelosi was elected Vice President. In addition, the duties of Secretary/Treasurer will be assumed by Jim Hafemeister. Pat Wallace was appointed to the Board to fill the remainder of Gerry's term which expires in 2008.

WOODEN CANOE
3/1/06 BOARD MEETING MINUTES
PAGE 3

- B. The owner of 543 Water Dance Drive is in the process of building a pad next to his driveway to use as additional parking for his van which is too big to fit in the garage. Several objections have been brought to the attention of the Board. Donna had researched this issue and noted that the Declarations for the Water Dance Master Association prohibit the parking, storage, or placement in any manner of recreational vehicles on any portion of the property except in an enclosed garage. After discussion, the Board agreed that the Declarations must be strictly enforced in order to preserve and protect the integrity of the neighborhood and be fair to all owners. A letter will be sent to the owner in question. This is to be an "informational" letter – the van is not currently parked at the residence and the owner's plans are not known at this time. The letter will be drafted and sent to the Board for approval prior to mailing out.
- C. A question was raised on the Association's authority to enforce guidelines for property/home upkeep (i.e. the painting/staining of homes, etc.). Donna will talk to Betsy Burton concerning this issue.
8. **The Next Board Meeting** will be Wednesday, 5/31/06, 3:30 p.m. at Mountain Managers.
9. **Adjournment.** There being no further business, the meeting was adjourned at 4:50 p.m.

Signed:
Approved at the 5/26/06 Board Meeting

| | |
|--------------------------|------|
| Donna Leavitt, President | Date |
|--------------------------|------|

| | |
|----------------------------------|------|
| Judy Freese, Recording Secretary | Date |
|----------------------------------|------|