

**WOODEN CANOE  
BOARD OF DIRECTORS MEETING  
MAY 26, 2006**

**MINUTES**

1. **Call to Order.** The meeting was called to order by Donna Leavitt at 2:00 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 Pat Wallace.  
  
A quorum was established.
  
  - B. Representing Mountain Managers were Eric Gill, Dwayne Gill, and Judy Freese via conference call.
  
  - C. Also in attendance were Bob Leavitt, Gary Cumby and Roy Goodman from Water Dance, and Lance with Kremmling Water.

At this time, the meeting proceeded to Old Business to cover the pond maintenance issues.

Donna began the discussion by noting that the back pond has been drained and Bob and Pat have been talking to Lance about what needs to be done to maintain both ponds. After a lengthy discussion, it was decided to have Lance come up with a proposal for maintenance and repair for both ponds. Lance will get this done in the next month. The front pond will be cleaned up by the homeowners this weekend and started up next week.

3. **Approval of Minutes from 3/1/06 Board Meeting** – minutes were approved as written.
  
4. **Managers Report** was reviewed by Eric Gill. The Board had originally resolved to change the dumpster code once per year in October. In order to eliminate an additional mailing the Board decided to change this date so that the code change notice could be sent out with the annual meeting notice each year. The notice is generally sent approximately 30 days prior to the meeting.
  
5. **Financial Report.** April Financials were presented by Eric Gill. It was noted that the Association is four months into the current budget. Utilities are slightly over budget but should come back in line as the year progresses. Over all, the Association is looking good at this time.

Under delinquent owners, it was noted that one unit has had a lien placed on it. The Board questioned whether late fees and interest were being charged. Eric will check on the interest rate and let the Board know the amount.

The balance in the checking account was \$24,722.71 and the Money Market was at \$15,754.79.

6. **Old Business**

A. Meter reading - Eric contacted the Town and the overage charges for the Oct/Nov/Dec/ quarter were correct. Water was still being used in October. It was noted that the ponds may need to run for a longer period of time and the budget may need to be adjusted next year.

B. Landscaping front entrance. Water Dance has allotted \$500 for the entryway and has expressed the hope that Wooden Canoe will contribute to this effort. After discussion the Board resolved to match the funds put up by Wooden Canoe up to \$500. Mountain Managers was asked to send Bill Tordorff an e-mail with this information.

Pat has arranged with a contractor for removal of dead/fallen trees and slash. \$425 will be spent on this project.

C. 543 Water Dance – parking van at unit. The van is still parked at the unit and the Board was debating whether or not to pursue this issue. Eric explained that the Association had one year to resolve the matter or the owner in question could be permanently “grand fathered” in. The general consensus was that to ignore this would open the door for other violations. Therefore, it was resolved to send Mr. Ozaki another letter expressing puzzlement that he offered no response to the first letter and reiterating that he must move the van in accordance with the Master Association Declaration and the By-laws for Wooden Canoe. While the Master Association Declaration specifically states a 72-hour time frame for compliance, it was felt that this was not enough time. The Board will give Mr. Ozaki 10 days to make other arrangements for his van.

The letter will reference the fact that the owner did not reply in any way to the first letter. Additionally, he will be given 10 days to remove the vehicle. If there is no response and the vehicle is not moved within this time frame, a notice of hearing will be sent in accordance with the hearing procedures outlined in the Wooden Canoe Bylaws, page 12, section 7.05. The hearing will be scheduled, Mr. Ozaki will be given the opportunity to state his case, and the Board will render its decision which will be final.

D. Enforcement of property/home upkeep. Article 8 of the Master Declaration specifically states that owners have the responsibility for maintenance. There are units that are in need of painting, yard work (including removal of noxious weeds), etc. Donna and Betsy will do a walk through and identify homes that are in violation and letters will be sent.

7. **New Business**

A. Mountain Managers will mulch around the trees on roundabouts.

B. Pine beetle spraying was discussed with regards to making it mandatory for homeowners. This is something that the Board cannot mandate, however, all owners are strongly encouraged to do all they can to mitigate the spread of the beetles. If the Town marks trees for removal, owners must comply.

8. **The Next Board Meeting** is tentatively scheduled for 8/18/06, 3:00 p.m. at Mountain Managers. (Jim thought he might have a conflict. He will check and notify the Board. Meeting will be changed to 8/11 if necessary).

9. **Adjournment**. There being no further business, the meeting was adjourned at 4:40 p.m.

Signed:

Approved via e-mail

5-31-06

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Donna Leavitt, President

Date

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Judy Freese/Eric Gill, Recording Secretary

Date