

**WOODEN CANOE
BOARD OF DIRECTORS MEETING
AUGUST 11, 2006**

MINUTES

1. **Call to Order.** The meeting was called to order by Donna Leavitt at 3:15 p.m. at Mountain Managers' office in Frisco, CO.
2. **Affirmation of Attendance and Quorum.**
 - A. Board members in attendance were Donna Leavitt, Jim Hafemeister, and Pat Wallace. Anthony Carestia participated via conference call.

A quorum was established.
 - B. Representing Mountain Managers were Eric Gill (in attendance), and Judy Freese (via conference call).
3. **Approval of Minutes from 5/2606 Board Meeting** – A motion was made, seconded, and passed to approved the minutes as written.
4. **Managers Report** was reviewed by Eric Gill. Each item was read and Eric explained the installation of the new irrigation meter.
5. **Financial Report.** July Financials were presented by Eric Gill.
 - A. It was noted that the Association is under budget on every item except supplies which is over by \$21. The Association is looking great for the first 6th months of the fiscal year. It was noted that some of the extra income is not actually a surplus but is due to prepayment of dues. The GM commercial that was shot in the neighborhood resulted in \$300 with half that amount going to Water Dance.
 - B. The checking account balance was \$26,856.04 and the money market was at \$19,864.53.
 - C. When the next budget//fund accounting is prepared, pond maintenance will need to be addressed.
6. **Old Business**
 - A. Pond Maintenance.
 - (1) Pat Wallace explained that several contractors have been contacted and asked for opinions on what to do with the ponds. After many discussions, Pat has taken over this project and has already put in several hundred hours to get everything started and keep the project moving along. While most of the work has been done on pond #2, pond #1 now has a new peroxide based algae killer that seems to be working. Beneficial bacteria are being introduced to absorb inert materials.

- (2) Pond #2 has been drained and cleaned. The intake is being rebuilt to “industry standards” including a gravel filter intake which replaces the original chicken wire screen. Three yards of trash and at least that much dirt was removed from the pond. The wet well is clean. It was noted that the new aerator can be left on year round and the fish should survive. This will result in less fish being needed each year. Mountain Temp Services is being used to clean, move back rocks, etc. They are not trained and must be supervised but the hourly rate is favorable at \$16 per hour. All plant life/growth needs to be eliminated and replaced with aquatic plant life that won’t take over everything. Depending on the plants used, they should consume any inert materials.
- (3) Liners were discussed. They are currently listed as having 14 years left with a replacement cost of \$20,000. This needs to be changed as the actual cost is closer to \$100,000 each. With proper maintenance, liners should last another 10 or more years. A problem has been found with the liner for pond #2. It is pulling away from the bracket where it attaches to the dam and will eventually rip. Suggested solutions: (1) break liner loose and back fill behind it – this will shorten the pond by a few feet; (2) liner material is PVC – weld on patch of same material to create slack and then reattach to dam.
- (4) Based on the water usage for both ponds that was discussed at the last meeting, there is still a possibility of a leak in pond #2, possibly in the return line from the pump to the top of the creek (600’). It was suggested that a video might be done to verify whether or not there is a leak. It was noted that Ace Sewer has the equipment to do this type of inspection.
- (5) Pat explained that no one has the original plans for the ponds. He is making detailed notes as the work progresses so that this information is available in the future. He also explained that it is important that whatever is done for one pond should be done for the other so that maintenance and upkeep will be the same for both ponds.
- (6) Various changes to the ponds were discussed and it was decided to keep them as they are until re-lining becomes necessary.
- (7) Pat noted that the Townhomes were promised that pond #1 would be done this year. It may not be possible to complete the work but the pond can be drained and work started. At the least the wet well needs to be full of water and heaters installed before winter. It might also be advisable to leave pond #1 drained and see how pond #2 fares over the winter before completing the work on pond #1. Water Dance will expect equal service and needs to be made aware that Pat has done the bulk of the work.

(8) Water Dance needs to be approached as soon as possible regarding their contribution to pond upkeep. A letter will be prepared (Jim to prepare) outlining anticipated costs based on what has already been done to pond #2 and what is still in the works. It is possible that pond #1 will not require as much clean up which could reduce the cost somewhat. It was noted that Wooden Canoe has already spent approximately \$5,000 this year with another \$2,000 anticipated to complete pond #2.

B. Property/Home Upkeep. Letters were sent to the homes identified as needing attention. Some owners have complied and some have not. Donna will provide a list of homes that have not complied and a certified follow up letter will be sent. Owners will be asked to call Eric Gill directly by 9/1/06 and let him know what their plans are for bringing their home/lot into compliance. It was pointed out that for homes that are in need of paint/stain, the Decs allow for the Association to have the work done and bill the owner.

C. Lights at the corner of Water Dance and Wooden Canoe are either always on or burned out. They do not appear to be on a photocell and if they are, it is not working. Mountain Managers will check into this.

7. **New Business**

Watering of the area around the sewage pump house was discussed. Dick Masica no longer wants to be responsible for this. Some time ago, Dick was granted permission to plant trees, etc. to screen his home from the doghouse and to enhance the landscaping. Most trees and bushes are mature and will need minimal watering. After discussion, the Board decided that a permanent watering system is not necessary and supplemental watering will be done in this area the same way as in the cul-de-sacs. A letter will be sent to Dick noting the decision of the Board.

8. **The Next Board Meeting** is scheduled for November 15, 2006, 3:00 p.m. at Mountain Managers. The budget will need to be finalized at this meeting prior to the annual meeting on 12/29.

9. **Adjournment.** There being no further business, the meeting was adjourned at 5:10 p.m.

Signed:

Approved via e-mail

8-21-06

Donna Leavitt, President

Date

Judy Freese, Recording Secretary

Date