

**WOODEN CANOE
BOARD OF DIRECTORS MEETING
MAY 16, 2008**

MINUTES

1. **Call to Order.** The meeting was called to order by President Jim Hafemeister at 3:05 p.m.
2. **Affirmation of Attendance and Quorum.**
 - A. All Board members were in attendance: Jim Hafemeister, Pat Wallace, Jack Schiller, Charles Williams, and Dodie Davies.

A quorum was established.
 - B. Representing Mountain Managers were Eric Gill, Susan Witkowski, and Judy Freese (via conference call).
3. **Minutes from the 12/27/07 Board Meeting.** A motion was made, seconded, and passed unanimously to approve the minutes as written.
4. **Repair and Maintenance Report** was briefly reviewed. There were only two items on the report – replacement of heat tape for dumpster enclosure and reimbursement to Pat Wallace for Green Clean.
5. **Financial Report.** March financials were reviewed and Eric noted where the Association was either over or under budget. All line items were under budget except grounds and this should fall back in line during the summer months. Snow removal was right on budget. It got close with the snow storage this year but no heavy equipment was needed. If the vacant lots are built on there could be a problem with snow storage, but not at this time.

The balance in the checking account was \$8,581.50 and the money market account balance was \$32,707.57.

Delinquencies were discussed. There are 2 seriously delinquencies and 2 that are a non-issue. It was noted that 520N (seriously delinquent) is for sale and Eric explained the super lien that's in effect. Wooden Canoe is always in 2nd position. With the super lien monies owed to the Association can be limited to 6 months. Eric explained that it's been his experience that the full amount is usually paid. He also stated that delinquent owners can be taken to small claims court but the Association does not want to do this yet. The Board resolved to keep sending delinquent letters and assessing late fees.

It was also noted that 520N was not built to DRC standards. There is no stone on one side – just cinderblock wall. Hopefully, the buyer will “spruce” up the exterior.

6. **Old Business**
 - A. Rules and Regulations. The rules for Water Dance were attached to the meeting packet as a guideline. These will need to be “cleaned” up and revised to apply to Wooden Canoe's single family dwellings (not condominiums or townhomes).

Painting needs to be addressed – no approval from the DRC is needed if homes are repainted/stained the same color. A change in exterior color requires DRC approval. Landscaping also needs to be addressed – it's OK to plant but anything that substantially alters the landscaping will need DRC approval. No plantings may infringe on or interfere with the water features. Satellite dishes are OK but should be attached to the house in as inconspicuous manner as possible. Owners should check with the DRC on location of their satellite dish before installation. The owner responsibility section will be removed – Wooden Canoe owners are responsible for all maintenance of their lot and home. Overnight parking on the streets will need to be included – Water Dance prohibits this. The deccs for Wooden Canoe and the Master Association will be checked to see what parking rules may apply. Mountain Managers will prepare a draft set of Rules and Regulations and send to the Board for review.

- B. Neighborhood parking regulations – discussed with Rules and Regulations.
- C. Fish in the ponds: Kline Fisheries is under new management and the new people have a biologist on staff. Pat will be meeting with him on Wednesday at 2:00 p.m. to get his opinion and suggestions on what types of fish should be stocked in the ponds. Pat does not want to use fingerlings. Carp would cost \$4.00 per fish; Koi is expensive and probably would not make through a winter even with aeration. Pat also does not want to move any fish from the back pond to the front. The front pond is really clean and he doesn't want to risk contamination or transfer of algae, etc. When fish are introduced it will be limited to a small quantity and won't be done until the pond is up and running (probably at the end of the month).
- D. Automatic annual cost of living increase – tabled until the November budget meeting.
- E. Trail maintenance – owner or HOA responsibility. It was noted that the main trails need to be maintained and kept clean. Mountain Managers can do this with mulch and lining the trail with downed timber to clearly mark the trail. Standing dead timber only is to be used – not beetle kill trees. No mulch is to be used near the water features. Secondary trails are the responsibility of owners.
- F. Eric has spoken with Dave (Denver Water Board) and will be meeting with him next week to determine what slash/trees will be removed. Dave also wants to discuss owner's gates in the Water Board's fence line – the fence is supposed to be solid and is not supposed to be tampered with.
- G. Ponds: Pat reported that both ponds are full and both should be up and running shortly. The snow melt contributed greatly to filling the front pond. Mountain Managers was asked to finish cleaning as soon as possible. The Board thanked Pat for all his hard work.

One owner has complained that the aerator is too loud. At this time, Pat does not propose to address this issue. The aerator is running as it's supposed to and no other complaints have been received. Pat has talked to the owner and told him it is not permissible to put plants in to screen the noise – access can't be impeded. Some owner has already planted around the dog house and these plants will need to be pruned as necessary for proper access.

For this year, Mountain Managers will be responsible for cleaning only – Pat will handle everything else. When the cleaning is completed, Pat will spray before the pumps are turned on. The front pond pumps are scheduled to be turned on 5/28 at 10:00 a.m. Grates are being installed to prevent damage from thrown rocks.

7. **New Business**

- A. Jim noted that officers need to be elected. He proposed that Jack Schiller be vice president and Jodie Davis act as treasurer. There should also be 2 people appointed as a "maintenance" committee – Jim proposed Charles and Pat. A motion was made, seconded, and passed unanimously to approve these officer appointments.
- B. Joint picnic with Water Dance. The date of 7/5/08 is good. Pat will volunteer his lot and put up a tent.
- C. Betsy Burton and Jodie Davis did a walk around at Wooden Canoe and noted the properties that needed attention. The list was reviewed and suggestions were made as to how the letters should be written. It was noted that the Town has marked trees that must be removed. They will be coming around and removing any trees that have not already been disposed of. Owners will be billed for tree removal. Standing dead trees (not beetle kill) also need to be removed. Owners will be given a deadline and if they do not comply, Mountain Managers will make arrangements to have the trees removed and bill the owner. The letter will note that care should be taken not to drop trees into the water features. There is one home that is badly in need of staining. The owners were notified of this last year but did nothing. A certified letter will be sent asking them to notify us within 45 days of their plans for staining the home. The Board does have the authority to have this maintenance done and billed to the owner. Mountain Managers will get all the letters done and send copies to Betsy and Jim before mailing out.
- D. Kim Cancelosi reported that there are voles/gophers in the front berm. Eric said Mountain Managers uses Mountain Pest Control and he will contact them about the common areas.
- E. A gutter over the dumpster was mentioned and whether or not it's really necessary. It is usually "cold" (non functional) and isn't serving any real purpose. Eric will look at this. Rebuilding the dumpster enclosure was also talked about. This is something that may need to be looked at in a few years. If it's rebuilt, the roof line should be changed and also the doors. Access needs to be easier for Waste Management. Adding an additional small door was also discussed.

WOODEN CANOE
5/16/08 BOD MEETING MINUTES
PAGE 4

8. **The Next Board Meeting** was scheduled for September 19, 2008, 3:00 p.m., at Mountain Managers.
9. **Adjournment.** There being no further business, the meeting was adjourned at 4:08 p.m.

Signed:

Approved at 9/19/08 meeting

Jim Hafemeister, President

Date

Judy Freese, Recording Secretary

Date