

**WOODEN CANOE  
BOARD OF DIRECTORS MEETING  
JANUARY 2, 2009**

**MINUTES**

1. **Call to Order.** The meeting was called to order by President Jim Hafemeister at 2:40 p.m.
2. **Affirmation of Attendance and Quorum.**
  - A. Board Members in attendance were: Jim Hafemeister, Pat Wallace, Charles Williams, and Dodie Davies.  
  
A quorum was established.
  - B. Representing Mountain Managers were Eric Gill and Susan Witkowski.
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 reviewed and a few items were discussed.
  - A. Replaced heat tape for dumpster enclosure – this is 100% Wooden Canoe’s cost.
  - B. Reimbursed Pat Wallace for Green Clean – Pat noted that we should have received free shipping. Mountain Managers will check on this. Pat also said we should try to order Green Clean in the fall and ask for free shipping each year.
  - C. Tree removal mandated by the Town of Frisco was accomplished. This was a major expense. Questions were raised as to whether or not all trees were on common areas. Eric explained that all trees removed were on common area and there was no choice but to have them removed. It was also noted that the conversancy area is still the responsibility of Wooden Canoe to maintain. Pat would like to obtain a map of who owns what.
  - D. Replaced rotten light post, reinstalled lamps and wiring, painted post. The posts have not been installed correctly in the past. Eric said that this is beyond the scope of expertise of employees. We will need to see who can install the posts properly. Betsy will look into this. It was noted that the cap is coming off 1 pole. The existing poles in stock will only be used for stop signs and directional signs. New, larger diameter poles will be required for the street lights as the hardware does not fit as designed. Eric would like to find another vendor to install the street light post and hardware.
5. **Financial Report.**
  - A. October financials were briefly reviewed. These will be covered in more detail during the Annual meeting. It was noted that water/sewer may or may not go down.  
  
The balance in the checking account was a negative \$706.98 and the money market account balance was \$35,744.55.

Delinquencies were discussed. 520 Night Chant has sold and the account is current. There are some issues with this unit and a letter has been sent to the owner (tenant pets, recreational vehicle parking). Betsy obtained the owner's name and e-mail and provided the information to Mountain Managers. 578WD has been liened – the amount of delinquency is currently \$2,332.00.

- B. 2009 Operational Budget and Reserve Study (both will be discussed in more detail at the Annual meeting).
  - A. Pond #2 will still need some work done to stop leaking. Pat has been keeping track of water usage and noted that the Town is right on target. Both ponds will require on-going maintenance/work in 2009. Maintenance items were outlined on the letter Pat prepared regarding the ponds (attachment 4 of the meeting packet).
  - B. Insurance premiums are going down but this may not last. A \$5,000,000 umbrella policy was added which increased liability coverage to \$7,000,000.
  - C. The Community/Senior Center is increasing its rates to \$40 an hour for weekdays and \$50 per hour on weekends. HOA meetings are on their highest rate tier. The Board noted they may want to look into alternative sites for HOA meetings. Eric will contact the Center to see if there is anything we can do.
  - D. Tree removal may be needed again next year.
- 6. **Old Business**
  - A. The home at 555 Wooden Canoe has been painted.
  - B. The Design Review Committee will do a walk through of all properties in the spring.
  - C. Pat said there are a couple of pot holes by the dumpster that need to be fixed in the spring.
- 7. **New Business**
  - A. Signage was discussed, specifically "Open House" signs. The Design Guidelines currently state that one "For Sale" sign per unit is permitted. "Open House" signs must be above or below the "For Sale" sign in the same color scheme and font as the "For Sale" Sign. "Open House" signs are permitted to be displayed on the day of the event only and open house events are limited to two per month per property. The Board felt an increase in signs allowed and time allowed for display would be appropriate. All signs must be approved by the Design Review Committee. This will be discussed further at the Annual meeting.

- B. Board elections: The terms for Pat and Charles are up this year. Both agreed to run for re-election.
8. **The Next Board Meeting** was scheduled for Friday, May 22, 2009, 1:00 p.m., at Mountain Managers.
9. **Adjournment**. There being no further business, the meeting was adjourned at 3:40 p.m.

Signed:

Approved via e-mail 2/26/09 (signed pdf copy on file)

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Jim Hafemeister, President

Date

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Susan Witkowski, Recording Secretary

Date