

**WOODEN CANOE
BOARD OF DIRECTORS MEETING
MAY 22, 2009**

MINUTES

1. **Call to Order.** The meeting was called to order at 1:05 p.m.
2. **Affirmation of Attendance and Quorum.**
 - A. Board Members in attendance were: Jim Hafemeister, Pat Wallace, Charles Williams, Jack Schiller, 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 1/2/09 Board Meeting.** A motion was made, seconded, and passed unanimously to approve the minutes as written.
4. **Repair and Maintenance Report.** Eric reviewed the report – only one item (reimbursement to Charles Williams). It was noted there was an error on the report – the reimbursement was for lights, not pond supplies.
5. **Financial Report.**

March financials were looked at along with the year-to-date (3 months) figures. Eric explained that snow plowing was based on a flat rate contract – same price every month regardless of how many times it snows. There were some concerns expressed on the job that was done this past winter. The streets were not plowed wide enough making it difficult for guests to park along the street. In certain places it was even difficult for two cars to pass safely. Eric will talk to the contractor and make sure proper equipment is used next season. Trash removal was over budget due to extra pickups. Large items that are placed in/around the dumpster make it necessary to call for additional pick ups. The cost of an extra pick up will be obtained and provided to the Board.

Overall, most items were under budget and the HOA is currently \$3,305 under budget on expenses.

The balance in the checking account was \$8,198.01 and the Money Market balance was \$33,944.99.

Delinquencies were discussed. Eric called the owner of 578WD. She returned the call and left a message stating they are aware of the delinquency and trying to get back on track. The unit has been liened.

520N foreclosed. The new owners are causing some problems that have necessitated calling the police (dogs, noise, parking of SnoCat, too many vehicles, etc.).

530K is also delinquent. All delinquent units are being charged late fees and interest.

6. **Old Business**

- A. DRC walk through has been completed. Betsy will be providing a list to Mountain Managers of units that will need letters sent. A couple of homes were specifically mentioned at this meeting. 520WC has a Saab parked on the street that is leaking oil and 530NC is parking a Jeep on the grass next to the garage. Letters will be sent to these units informing them of the parking regulations. Betsy also noted there is a dead tree by the dumpster that needs to be removed.
- B. Post installation was discussed. Eric wanted to make sure that the Board's intention was to use the same type of posts as are being currently used. The Board verified that the same style should be used to preserve uniformity. They also reiterated that the bigger posts are to be used for lights. It was noted that a couple of posts rotted last year and it is expected there will be more (they are all getting old). Installation of new posts will be subcontracted.

7. **New Business**

- A. Changing the location of the annual meeting was talked about. Eric noted that the Senior Center has raised their rates and asked the Board if they would like to hold the meeting at Mountain Managers instead. It was resolved to change the meeting location to Mountain Managers.
- B. The joint picnic with Water Dance was discussed. This is normally held on the 4th of July weekend. The Board would rather not do this over the 4th and Pat has no plans for erecting a tent, etc. He stated that he doesn't mind if the picnic is held on his lot but would rather skip doing it this year or do it on a different weekend since the 4th falls on a Saturday. Eric will call Water Dance and see if they want to go ahead with planning a picnic on a different weekend or skip it all together this year.
- C. A request had been received from the Continental Divide Land Trust asking to use Wooden Canoe/Water Dance property for an upcoming non-profit event. The Board approved the request providing all trash, etc. is cleaned up after the event.
- D. Trees are being sprayed in the common areas. The Board asked that a letter be sent out to owners reminding them that trees on their property are their responsibility. They should be encouraged to arrange for spraying and information will be provided as to who they can contact to have this done.
- E. Woodpecker deflectors. Gluing two CD's together and adding a lure spinner seems to be working well.
- F. Pat noted that a rock fell off the island. He also noted that we need to keep an eye out for ants around the water features.

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- G. Solicitors have been coming onto the property and leaving information on homes/cars. A panel truck was observed in the area taking notes – possibly checking on who picked up solicitation information and who did not. It was noted that solicitation information should be removed as soon as possible. If you know your neighbors are not in residence, pick theirs up as well so it is not so obvious that no one is at home. Putting up a sign (No Solicitation) was discussed. Since Water Dance Drive is a public street, the sign cannot say “No Trespassing”. It was resolved to install a temporary “No Solicitation” sign (purchase at hardware store) until a decision is made on a permanent sign.
- H. It was also noted that signs are needed to direct people to the trails. Pat will look into these – could probably use a dozen.
- I. The Nordic Trail needs a little more definition (wood chips, mulch) and work will continue on this throughout the summer.
- J. Roy Goodwin (Water Dance) would like smaller fish put into the ponds. He feels the current fish are too large for children to catch. Pat noted that there should not be too many fish in the ponds but he feels the ponds can sustain some more. Mountain Managers will call and see if 20-30 additional fish can be added to each pond (6”-9”). The minimum order is believed to be \$500 and Mountain Managers will find out what can be obtained for this price.
- K. Pat’s sister is coming to visit over the 4th of July weekend. He asked the Board for permission to park her 38’ motor home on his lot for 3 days. The Board approved the request.
- L. Pat noted that the back flow preventer on the back pond failed. He found out that a back flow preventer licensed plumber is required to replace. The cost is based on pipe size and was \$700. Eric was told that he can expect a bill from the plumber (Mike Jedd) at any time. Pat also just found out that the back flow preventers are supposed to be removed each winter according to the city water department.
8. **The Next Board Meeting** was scheduled for Friday, September 18, 2009, 1:00 p.m., at Mountain Managers.
9. **Adjournment.** There being no further business, the meeting was adjourned at 2:15 p.m.

Signed:

Approved via e-mail

5-27-09

Jim Hafemeister, President

Date

Judy Freese, Recording Secretary

Date