

**WOODEN CANOE
BOARD OF DIRECTORS MEETING
JUNE 30, 2011**

MINUTES

1. **Call to Order.** The meeting was called to order at 3:05 p.m.
2. **Affirmation of Attendance and Quorum.** Board members in attendance either in person or via conference call were Dodie Davies, Jim Hafemeister, Pat Wallace, and Charles Williams.

Representing Mountain Managers were Phil Wells and Judy Freese (via phone).
3. **Approval of Minutes from the 3/3/11 Board meeting.** A motion was made, seconded, and passed to approve the minutes as written.
4. **Repair and Maintenance Report.** The report covered all items over \$500 for the period of 2/11 through 5/11. The side door dumpster code was changed, approved collection policy was added to the Rules and Regulations and sent to owners, new seedlings were picked up and watered (all planted), and the sign by the pump house was but back up after the town plow knocked it down. Other key completed items included landscaping around the dumpster area and reimbursement to Pat Wallace for the dumpster enclosure (first payment of \$5,525). It was noted that the old code to the dumpster still works and should be deactivated so only the new code works.
5. **Financial Report.**
 - A. May financials were reviewed. Dues payments were over the budgeted amount by \$2,443 year-to-date, \$1,500 was received for reserves on the sale of a unit and other income was received from Waste Management for damages to the dumpster doors. Over all income was over the budgeted amount by \$4,170 year-to-date.

Expenses were under budget on most items. No heavy equipment snow removal was needed in spite of the extremely snowy winter. Wooden Canoe was one of a very few complexes that did not need snow hauled off this year. Overall, expenses were \$3,590 under budget resulting in a budget surplus of \$7,761 year-to-date.

There are no serious delinquencies at this time. Unit 536 WD is on the foreclosure list but has been paying dues. According to the foreclosure listing, the sale date has been pushed back again. If the unit sells, the title company will call Mountain Managers for any amount owed and this will be paid at closing.

The balance in the checking account was \$22,078.13 and the money market account balance was \$33,654.54.
 - B. Transferring funds from the operating account to reserves to gain a better interest rate was discussed. Interest rates have not gone up for money market accounts and it was felt that any transfer of money would not benefit the HOA at this time. If interest rates go up, this can be looked at again.

6. **Old Business.**

- A. According to the message Dodie received from Tim Mack (Frisco Public Works), Water Dance is not on the schedule for road sealing this year. Bids are going out today for other roads and if requested, the Town will provide the name of the selected Contractor to Wooden Canoe if they want to try and schedule the 4 cul-de-sacs in conjunction with other projects. It was noted that the cul-de-sacs are due for crack filling and seal coating this year. Mountain Managers is no longer using Seal Coat Specialists but has a new contractor that uses a superior rubber based crack fill product. The bid from Jet Black is about \$800 more than budgeted. Jet Black is now the least expensive contractor used by Mountain Managers. They have done good work and have a good, easy to work with crew. Mountain Managers was asked to find out if Jet Black will include individual driveways (owner expense) when they do the cul-de-sacs and to find out if the dumpster area will also be addressed. A motion was made, seconded, and passed to award the contract to Jet Black. Plenty of lead time will be required when scheduling in order to notify owners and give them adequate time to contract separately with Jet Black if they want their driveways sealed.
- B. Pat got an architect and Betsy Burton involved in the steel vs. wood post issue. The architect feels there is a better way to approach this than using wood and screw in bulbs. The architect will prepare a rendering (Betsy to approve) and depending on cost, decisions can then be made to proceed, do all posts at once, or replace wooden posts only as they fail. This will be an agenda item at the next Board meeting. It was noted that 6 of the posts have stonework at the base. Pat stated the fixtures are decent but due to the way they are mounted/installed, they swing in the wind. These could be anchored better with metal posts. If all posts are not replaced at the same time, any new metal post can be painted so it closely matches the appearance of existing wood posts.

There are two fence rails down on the bike path. It was discovered that the post is rotted and needs to be replaced. The rails are OK. The post needs to be pre-treated or sealed before it's put into the ground. The entire fence line was looked at and no other problems were seen.

7. **New Business.**

- A. A bid for sweeping roads and driveways was received from Alpine Ventures (\$1,500 for roads; \$100 per driveway). It was decided this was not necessary at this time.
- The only bad area is at the front entrance. Mountain Managers can sweep this area. The rock paths need to be weed sprayed – this has been done using Round Up Plus which is a weed killer and also a weed preventative.
- B. Ponds: Pat explained that he wanted to do the #2 pond pump last year and got to it over the winter. When the pump was pulled out, all the plumbing was cleared of rocks. This was more expensive than anticipated - \$6,697 vs. the estimated \$3,000. There were many more rocks than originally thought in addition to the one known

large rock. It needed to be done and the cost will be split between Wooden Canoe and Water Dance. Water Dance may not be happy about the cost but they are obligated to pay. A stainless steel collar and steel grate were installed. In addition, a plastic cover that can be swung over and locked during the winter months will be installed.

Both ponds have been cleared of rocks and both have new pumps that are expected to last at least 10 years. Pat passed around copies of the new pond budget. The budget includes the contract with Clear Water (\$2,000 per year) to pull one pump every other year to inspect. Pump cost, chemicals, water, etc. are all included in the new budget. Costs should be under control now and the new figures give a much better idea of annual pump cost.

Everything for both ponds is working well at this time. It will not be as easy to toss rocks into the plumbing with the new grate in place. When the pumps are running, there isn't as much risk as when they are not. That's the reason for looking into a plastic cover that can be locked in place during the winter months.

Pat noted that \$10,000 was previously spent on rock removal from the front pond. The pumps were never right from the beginning due to bad engineering. Algae is problematical in the front pond and Pat is working on this. The back pond looks very good. It was also noted that the life span for the trout is about 6 years and it's getting close. This is a good time to consider draining, cleaning, and re-stocking the ponds – it can probably wait another year. Draining is a simple procedure and takes about 1 week for each pond to drain.

Pat was asked if there were any environmental restrictions on the chemicals used. He explained that there is one he's careful with. He generally uses it himself or does it out sparingly. Since all chemicals are sold to private individuals with no restrictions, there is no license necessary for any chemical used.

- C. Cleaning of dryer vents is recommended along with fireplace inspections. A reminder letter to owners will be sent out with the minutes encouraging them to have dryer vents cleaned and fireplaces inspected.
- D. Mountain Managers requested a bid for staining of the main complex sign (per e-mail from Betsy). Phil looked at the sign and it does need work. The bid has not yet come in. If Water Dance is scheduled for painting next year, the sign could be an "add on" and done at the same sign. It was found that complex painting is not scheduled until 2013 and you may not want to wait that long to address the sign. Bid information will be forwarded to the Board when it is received. This is a shared expense with Water Dance.
- E. The side rails on the bridge at Pond #1 are failing and the wood is rotting. Pat has tried to keep it together but can no longer repair the rotting wood. It is only the side rails that need to be replaced. The wood in the middle is Ok and can be re-used. This could be done next spring using treated 8 X 8's and 4 X 6's (no labor charge) with staining to be done before the following winter. This will be discussed further at the next Board meeting.

- F. There is a water leak in the supply line before the water meter. The control valve at the street does not shut completely off. This was discussed with Jim Cancelosi and he feels it should not be Wooden Canoe's concern if it's before the meter. If any fracture occurs before the meter it would be the City/Water District's problem. This will continue to be monitored and discussed again at the next Board meeting. More information needs to be obtained on who is responsible.
8. **The Next Board Meeting** will be held on Thursday, October 13, 2011, 3:00 p.m. at Mountain Managers. The conference call will be needed.
9. **Adjournment**. A motion was made, seconded, and passed to adjourn the meeting at 4:12 p.m.

Respectfully submitted: Judy Freese, Recording Secretary

APPROVED:

Approved via e-mail

7/11/11

Dodie Davies, President

Date