

**WOODEN CANOE
BOARD OF DIRECTORS MEETING
MARCH 22, 2012**

MINUTES

1. **Call to Order.** The meeting was called to order at 10:05 a.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, Charles Williams and Keith Bilisoly. A quorum was established.

Also in attendance were Betsy Burton (DRC), Mike Shult (Architect), and Todd Hunt (510NC).

Representing Mountain Managers were Phil Wells and Judy Freese (via phone).

3. **Approval of Minutes from the 12/29/11 Board meeting.** A motion was made, seconded, and passed to approve the minutes as written.
4. **549 Water Dance – Hot Tub Installation Discussion.** The agenda was amended to allow for discussion on this topic ahead of other items.

The owner of 549 Water Dance installed a hot tub approximately 12' outside of the building envelope. This was done without permission of the DRC. The owner (Ed Nekritz) was notified of the violation and given 45 days to submit alternative plans. Mr. Nekritz opted not to submit new plans and instead stated he would try for a variance. Mr. Nekritz also stated he was not aware of the regulations and assumed that since the pad was in place he could place the hot tub anywhere on that pad.

Betsy looked back in the files and found only two other instances where variances were requested. One was for a hot tub approximately 10' outside of the building envelope (denied due to neighboring unit's objections). The other was for a 2.5' variance (granted with consent of neighboring units). The DRC Guidelines state, "Unless approved by the DRC..., all buildings and site improvements including but not limited to accessory buildings, garages, decks, patios, terraces, pools, hot tubs, retaining walls, site walls, fences and similar features shall be located within the building envelope." In addition, "At their discretion the DRC may approve minor encroachments... up to two (2) feet outside of the building envelope." In order to be granted approval for a minor encroachment, adjoining owners must give consent. The Guidelines define adjoining owners as "any owners of property abutting, directly across the street from or within two lots in any direction of the property for which the building envelope encroachment is requested."

It was also pointed out that the new staircase installed at 567WD was outside of the building envelope and the owner was required to change the plans. While the staircase is still a few feet outside the envelope, it was agreed to allow this encroachment.

Architect Mike Shult has spoken with Mr. Nekritz and explained several possible options for his hot tub. It cannot be approved as is and it will probably be necessary to at least partially bury the tub, possibly move it closer to the house, and install landscaping/hardscape to improve appearance and make the tub look more like it was designed as part of the original site plan.

It was resolved to send a letter to Mr. Nekritz notifying him the hot tub cannot be approved as currently installed. The DRC may be willing to consider a variance provided a revised plan is submitted that will make the tub installation acceptable using Mike Shult's suggestions or those of another architect/landscape architect. Plans are to be submitted within 45 days from receipt of the letter. He will also be advised of the requirement to have all adjoining neighbors' approval. It was suggested that the DRC or Mountain Managers solicit neighbor's consent once final plans have been submitted and approved. This will allow neighbors to express their honest opinion without the owner being aware of who approved/didn't approve the plans.

The Board requested Mountain Managers to make sure all governing documents, including DRC Guidelines are provided to new owners.

5. **Repair and Maintenance Report.** The report covered the period of 12/11 through 02/12 and included reimbursement to Pat Wallace for pond chemicals, legal services rendered through 12/32/11, and repair of a broken street lamp pole.

6. **Financial Report.**

January financials were reviewed. Income was over the budgeted amount by \$2,616. Expenses were mostly under budget with a few exceptions. Repair and Maintenance was over budget due to the broken street lamp pole, clerical was over due to annual meeting preparation (this should balance out), and legal was also over budget. Overall, the HOA was \$1,194 over budget on expenses year-to-date and showed a net surplus of \$1,421 through January.

The balance in the checking account was \$9,525.74 and the money market account balance was \$40,350.08.

Delinquencies were briefly reviewed. 536 WD was foreclosed and it is expected the HOA will recoup monies owed. Mountain Managers is in contact with Western Real Estate (current owner). 520NC owes fines and a few others are 30 days past due.

7. **Old Business**

520NC: Last week, kids were observed throwing rocks from this property towards the ponds. Some of the rocks were large enough to break through the ice. A letter will be sent to the owner and a \$300 fine assessed for the additional violation. The owner will also be reminded that previous fines have not been paid, interest and penalties have been added, and that owners are ultimately responsible for renter's actions/violations.

8. **New Business.**

- A. The Jet Black estimate for hot crack repair was reviewed. The Board stated there are some areas that definitely need to be done this year. Once crack filling is done with this new material for a couple of years, it is hoped it will last longer than one year. A motion was made, seconded, and passed to proceed with the Jet Black proposal (\$1,100.00).

- B. Neils Lunceford 2012 Landscape Proposal was reviewed. The bulk of the estimated cost is related to the ponds. Pat stated that the area at the end of the long creek at pond #1 is very steep with a lot of run off causing dirt and debris to get into the pond. This needs to be re-graded and a terrace for extension of the gravel path created. In addition, road base for the path extension will be added and small boulders and cobble rock for stability will be installed. The cost is estimated at \$4,350. It was felt this amount should not be split with Water Dance since it's actually outside the water feature. \$4,350 will be added into the MCR for pond #1 in 2012.

There were some items included in the proposal that should be done by Mountain Managers' staff as part of the management agreement (i.e. weed spraying, applying ant killer, etc.). Mountain Managers will take care of billing the items that are split between Wooden Canoe and Water Dance and will amend the landscaping proposal (deleting items that Mountain Managers will do). A motion was made, seconded, and passed to approve the proposal with adjustments.

- C. Snowplowing was discussed. The Bobcats are not doing an adequate job of clearing snow down to the pavement. After discussion, it was resolved to switch back to a company with bigger equipment next year. Plowing will not be done as early as it was this year but Mountain Managers will try to get the contractor to give a window of time when plowing can be expected to be done.
- D. Colorado Tree Specialists has agreed to hold the same price for tree spraying (\$7.50 per tree). It was decided to continue the spraying for at least this year.
- E. Annual Picnic: It was noted that at the Water Dance Board meeting, all thought last year's picnic went well and they have people willing to work on this. The Wooden Canoe Board is in agreement with letting Water Dance handle arrangements again this year.
- F. Pat passed around a picture of a design change he is proposing for the bridge at the short creek at pond #1. The side rails are rotting and should be replaced. Some work has already been done on the bridge and it may last a little longer but Pat feels it's better to address this now instead of when the rails fail. Along with rebuilding the bridge, Pat also wants to modify the dog house at pond #1 to look more like the one at pond #2. Having a larger dog house will allow the aerator/compressor to be put inside which will not only improve appearance but will cut down on noise. It will not be quite as large as the one at pond #2 but will fill the existing pad. Both these items will be a one time expense and Pat will have estimates available for the next Board meeting. Cost is expected to be around \$2,000.

Pat also explained that the aerator at pond #1 failed and has been replaced. He submitted a bill (\$900) to Mountain Managers. The cost will be split with Water Dance.

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- G. Pat asked permission to park a 34' motor home on his lot for 4-5 days sometime in mid June. The request was unanimously granted.
9. **Schedule Next Board Meeting:** The next Board meeting will be held on Monday, 7/2/12, 10:00 a.m. at Mountain Managers. Phil suggested a walk through prior to the meeting to see what needs to be done this summer (front berm, islands, paths, etc.)
10. **Adjournment.** A motion was made, seconded, and passed to adjourn the meeting at 11:44 a.m.

Respectfully submitted: Judy Freese, Recording Secretary

APPROVED:

Approved via e-mail

3/27/12

Dodie Davies, President

Date