

**WOODEN CANOE  
BOARD OF DIRECTORS MEETING  
JULY 2, 2012**

**MINUTES**

1. **Call to Order.** The meeting was called to order at 10:20 a.m.
2. **Affirmation of Attendance and Quorum.** Board members in attendance were Dodie Davies, Jim Hafemeister, Pat Wallace, Charles Williams, and Keith Bilisoly. A quorum was established.  
  
Also in attendance was owner Dick Masica (unit 500 WD)\.  
  
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. **Repair and Maintenance Report** was reviewed and covered the period of 03/12 through 05/12.

- A. 549WD (Ed Nekritz) hot tub installation was discussed. Dodie, Betsy, and Mike Shult met with Ed Nekritz on 6/26/12. Ed was told he needed to submit complete plans including all landscaping and screening before the DRC and Board could review and make any decision. While the Board may sympathize, it's important that enforcement of the DRC guidelines be uniform in order to be fair to all owners. It was noted that all contiguous owners must approve the hot tub plans and there are 14 involved. Mr. Nekritz has installed a hot tub that is about 12 feet outside the building envelope. The DRC can allow a variance but this is limited to about 2 feet.
- B. 520NC (Molly Moser) has proceeded with putting in mulch where some of the rock was. It appears she is proceeding without an approved landscape plan. The plan she submitted was returned to her with a request for revisions. In addition, she has failed to pay outstanding fines for various violations. A letter will be sent notifying her that an additional fine has been assessed and that her account must be brought current within 30 days. Failure to comply will result in the Association turning the account over to the attorney for collection (in accordance with the collection policy for Wooden Canoe). Molly will also be told that she must re-submit her landscape plan as previously requested and obtain the required approval.
- C. Pat Wallace was reimbursed for the new aerator for pond #1.
- D. The seasonal pump removal at pond #1 was completed by Clearwater Cleanup Company. Clearwater thinks they can check the amp draw on the back pump without pulling the pump.
- E. Algae in the ponds continues to be a problem. Mountain Managers is to make sure the proper treatments are being done.

5. **Financial Report.**

May financials and year-to-date numbers were reviewed. Total income was \$5,460 better than the budgeted amount through May. Most expenses were under budget; Repair and Maintenance was over budget \$1,438 (pond work) and Legal was over by \$1,415. Overall, the HOA was \$6,527 under budget and showed a net surplus of \$11,987 year-to-date.

The balance in the checking account was \$14,261.13 and the money market account balance was \$50,884.62.

The only current delinquency is 520 Night Chant (discussed earlier). It was noted that 536 WD is now bank owned (Western Real Estate Investors) and vacant. The unit is for sale; dues were paid current in June. Mountain Managers will e-mail contact information for Western Real Estate Investors to the Board.

6. **Old Business**

- A. Bridge at pond #1: Pat stated this is the 2<sup>nd</sup> rebuild. The contractor thought the new design might create a twisting problem if lumber is used. Mike Shult has been asked to come up with a different option. It may be necessary to use something besides lumber which will increase the cost. Laminated beams that have been treated may be the answer. The bridge is OK for now but will need to be addressed within the next 12 months.
- B. Dog house at pond #1: This will be done in conjunction with the bridge. The current dog house is too small to hold the meter. Pat noted there is a leaking valve before the meter. When the meter is taken out it drips. When it ultimately fails it will probably be the HOA's responsibility. There's no hurry to repair at this time since the leak is before the meter and the HOA is not incurring additional expense for water.
- C. 549WD hot tub was previously discussed.
- D. A letter will be sent to Steve Matushek (525 Pemmican) asking that he remove or cover the fire pit so it cannot be used. There is extreme fire danger and Summit County is under a fire ban.

7. **New Business.** None

8. **Schedule Next Board Meeting:** The next meeting will be Wednesday, December 12, 2012 at 10:00 a.m. The Annual HOA meeting is scheduled for 12/27/12. Additional meetings and/or conference calls may be needed to deal with on-going issues.

9. **Adjournment.** A motion was made, seconded, and passed to adjourn the meeting at 11:30 a.m.

Respectfully submitted: Judy Freese, Recording Secretary

**APPROVED:**

Approved via e-mail

7-18-12

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Dodie Davies, President

Date