

**WOODEN CANOE
BOARD OF DIRECTORS MEETING
DECEMBER 12, 2012**

MINUTES

1. **Call to Order.** The meeting was called to order at 10:00 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, and Keith Bilisoly. A quorum was established.

Also in attendance was attorney Noah Klug.

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

3. **Approval of Minutes from the 7/2/12 Board meeting.** A motion was made, seconded, and passed to approve the minutes as written.
4. **Executive Session.** The Board went into executive session to discuss several issues with attorney Noah Klug.

In accordance with CCIOA 39-33.3-308, "The minutes of all meetings at which an executive session was held shall indicate that an executive session was held, and the general subject matter of the executive session." The general subject matter consisted of discussing the delinquent account for 520NC, the possibility of a bed and breakfast being built on lot 48, and the hot tub issue at 549WD.

5. **Repair and Maintenance Report** was reviewed and covered the period of 12/11 through 11/12. Pat noted that \$20,000 was spent on pond work this year. The budget is adhered to as much as possible but there were a few additional unexpected items. It is hoped these will not recur. The valve leak at the street will not be addressed at this time. It is currently just a drip that only occurs in winter when the pumps are pulled. Pat had prepared information for owners including a cover letter and pond budget. All agreed that as much information as possible should be provided to owners. All information will be sent out with the annual meeting notice.

Mountain Managers has e-mailed Xcel Energy and asked for an update on paying for the damage they caused. Apparently they changed a couple of electrical meters in the neighborhood without letting anyone know and without shutting of the electricity first. They accidentally grounded out the meter at the supply to the back pond which shorted out several electrical components in conjunction with the water pump protection circuitry. The water pump saver protected the water pump but repairs cost the HOA \$1,555.00. This incident was witnessed by a homeowner and attempts are being made to get Xcel to pay this bill. No reply has yet been received to Mountain Managers' inquiries.

The Board requested that the owner list be updated and sent to the Board.

6. **Financial Report.**
 - A. October financials and year-to-date numbers were reviewed. Total income was \$4,938 better than the budgeted amount through October. Most expenses were at or under budget. Legal expenses were over budget but it is hoped the HOA will recoup some of this money. It will probably not be necessary to have a dues

increase for 2013. The Board noted that trouble caused by short term renters has caused the Board time and money on a continual basis. Dues increases in the future may be necessary due to short term renter problems.

Snow removal was discussed. Premier is now being used for snow plowing. This is the same contractor that is used at Water Dance and they use larger equipment than the previous contractor. The contractor has been shown where to stack snow and told not to block stop signs and fire hydrants. If any issues are noted, please contact Mountain Managers so the problem can be addressed right away. It was noted that the last time plowing was done, they did a terrible job, leaving furrows in the middle of the road, etc. Mountain Managers will contact Premiere and find out what's going on. Water Dance has not experienced any difficulties so far this year.

Overall, the HOA was \$10,441 under budget on expenses and showed a net surplus of \$15,379 year-to-date. No serious delinquencies were noted except 520NC.

The balance in the checking account was \$12,477.73 and the money market account balance was \$55,848.58.

- B. 2013 Operations Budget: Income is based on the current dues structure (\$85,800). Expenses are projected at \$60,003 leaving a cash flow of \$25,797. With \$25,797 going to reserves, the net will be \$321.

Pat's pond budget estimates \$4,000 per pond and this may be high. Chemicals were bought in bulk last year in order to obtain a good price and free shipping. There should be enough to get through this year as well. Water rates will always increase due to rising prices. It should not be necessary to add additional fish. It was decided to leave all pond expenses as budgeted. The budget will be sent to owners with the annual meeting notice.

It was noted that Water Dance is not as adamant about getting rid of the ponds as before. An owner survey resulted in the majority of respondents stating they felt the ponds were an asset. However, when/if the liners need to be replaced, the Water Dance HOA would likely be in agreement to do away with the ponds and go to streams only. The Wooden Canoe Board agrees as this will reduce cost substantially. It will cost a considerable amount to fill in the ponds and drainage/landscaping will still be needed. It may be possible to have owners take care of their own landscaping. There's no urgency at this time to get accurate numbers for accomplishing the work.

The 2013 budget was approved as presented (no dues increase).

- C. MCR: Projects scheduled for 2013 include asphalt crack filling and seal coating of the cul-de-sacs and dumpster area and planting of trees/mulching/rock. The crack fill and seal coating of the cul-de-sacs will be done; planting of trees/mulching/rock will be looked at in the spring to see if anything is needed. Trees along the berm could be considered however, no irrigation is available in this area. Mountain Managers will check and see if it's feasible to use a water truck to water every month. They will check with the Town and landscape companies to see if they have

water trucks available. Try to have information before the HOA meeting. Since watering will be a temporary measure until trees are established. It's not cost effective to pay for a new tap.

An asphalt contractor will be brought in to even out and expand the dumpster pad. No crack filling and seal coating will need to be done. It was noted that the plow contractor is not plowing the entire pad in front of the dumpster. Mountain Managers will call them and make sure they get this done.

Owners have asked about a sound barrier. The berm cannot be made higher without taking out trees. It was suggested a solid wall vs. the post and rail fence be used. Tom Wilson put in a solid fence with Town approval. Mountain Managers will contact Tom and ask if this has helped the noise level. If the HOA decides to do this, it should not be an issue with the Town provided the solid fence is placed in the same place as the post and rail. Bids will be obtained before any decision is made. The Board and Mountain Managers will look at this in the spring to see if it's feasible.

7. **Old Business** – covered previously
8. **New Business.**
 - A. The annual meeting agenda was reviewed. Under Financials, B (budget), possible future dues increases will be added. Garage doors will be removed from the agenda. Both Jim and Keith will run again and will be listed as declared candidates on the ballot.
 - B. The garage door keypads need to be cleaned. New batteries are needed on the electronic side doors and screws need to be tightened on the northwest end door. The dead bolt should also be checked – it should slide smoothly into the receiver.
9. **Schedule Next Board Meeting:** The next meeting will be immediately following the annual HOA meeting on 12/27. The Board will elect officer positions and set a meeting date at that time.
10. **Adjournment.** A motion was made, seconded, and passed to adjourn the meeting at 12:14 p.m.

Respectfully submitted: Judy Freese, Recording Secretary

APPROVED:

Approved via e-mail

12/26/12

Dodie Davies, President

Date