

**WOODEN CANOE  
BOARD OF DIRECTORS MEETING  
OCTOBER 10, 2013**

**MINUTES**

1. **Call to Order.** The meeting was called to order at 10:01 a.m.
2. **Affirmation of Attendance and Quorum.** Board members in attendance were Dodie Davies, Pat Wallace, Charles Williams, and Keith Bilisoly. A quorum was established.  
  
Representing Mountain Managers were Phil Wells and Judy Freese (via phone).
3. **Approval of Minutes from the 7/3/13 and 7/19/13 Board meetings.** 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 6/13 through 8/13. Completed items included payment for legal services, inspection of pump and checking for electrical issues, and landscaping (weeding, plantings, tree fertilizing, and laying mulch).  
  
Pat noted that pond items are split with Water Dance 59/41. All other items, such as landscaping should be 50/50. This will be changed and Water Dance will be charged 50% for the landscaping listed on the Repair and Maintenance Report.  
  
Pat also noted that he has submitted a bill for pump parts and these should reflect on next month's financials.
5. **Financial Report.**  
  
August financials were reviewed. Total income was ahead of budget by \$6,354 through August. On the expense side, all items were under budget except legal. The HOA was \$366 under budget on expenses year-to-date and showed a net surplus of \$6,721 through August.  
  
The balance in the checking account was \$16,585.31 and the money market account balance (reserves) was \$75,306.30.  
  
There was one delinquency noted (30 days).  
  
Reserves look good but eventually the cul-de-sacs will need an asphalt overlay which will probably be close to \$100,000. Roads were laid in the late 90's and if maintenance is kept up (crack filling and seal coating), the life expectancy should be about 30 years. Roads are in pretty good shape right now and an overlay will not be needed anytime soon. An overlay should be done before cracks reach the point where the base is deteriorating.
6. **Old Business.**
  - A. The hot tub at 549WD should be removed by November 1<sup>st</sup>.
  - B. Pat spoke about the hoped for noise barrier wall (C-DOT). A letter was received from C-DOT regarding this issue and owner Alexandra Fortner wrote a response.

Her response was forwarded to Dodie and he made a few suggestions. Her letter will be forwarded to C-DOT with the Board's endorsement added.

A second letter from the Board will be prepared to C-DOT. The letter is to include:

MIT O5 is noted as 368 feet when it should actually be over 1,000 feet. The noise barrier wall should go all the way to the end of the property.

C-DOT has stated that MIT 05 has been eliminated since it did not meet the qualifications. The Board considers this unacceptable. Walls are being installed all along Highway 9 between Water Dance and Breckenridge and the criteria should be the same.

C-DOT's letter stated reduction of speed will not decrease noise levels. Noise is not the issue; reducing speed limits is for safety. The posted limit is 50mph at the entrance to Water Dance which is excessive.

- C. Ponds: Pat explained that this is the year the pump at pond 1 is to be pulled and serviced. This has been scheduled. Pond 2 has had electrical issues and the motor on the pump is failing. It was discovered that the motor controller also needs to be replaced. Pat looked at changing the electric supply to pond 2 to a 3 phase system (like pond 1) but the cost would be more than \$20,000 for multiple pumps, a new box, trenching, etc. Pat will be looking at re-building the electrical portion of the pump to obtain a longer life. The pump for pond 2 will be pulled during the winter when the ponds are shut down. There will be \$9,000 to \$10,000 in pond expenses with both pumps.

Water Dance had expressed some concern about being informed on large pond expenses. Pat will have something in writing explaining expenses prior to the next Water Dance Board meeting. Pat will do a year end report (as always).

7. **New Business.**

- A. No light poles were replaced this year. There is one by the dumpster (Kokopelli) that is in bad shape and the one on Wooden Canoe Lane also needs to be done. Doing both at once would save a little money. Both of these will be checked and the one on Pemmican will be repainted.
- B. Bulbs in light fixtures do not match. Some are flood lights; some are compact fluorescent. Lights will be checked; all should be the same. Discussion ensued regarding changing to LED's. The Board resolved to replace the lights with LED's (65 watt equivalent).
- C. Dodie noted that he will not be seeking re-election when his term is up. Volunteers will be needed to fill this position. Board solicitation is part of the annual meeting notice. The Board currently consists of 5 members. The governing documents allow for a Board of no less than 3 or more than 9 members. If no volunteers are forthcoming, the remaining Board members can continue to conduct the HOA's business.

WOODEN CANOE  
10/10/13 BOARD MEETING MINUTES  
PAGE 3

- D. A letter is to be sent to 530 NC regarding keeping the garage door closed in accordance with the Rules and Regulations.
8. **Schedule Next Board Meeting:** The next meeting will be on December 11, 2013, 10:00 a.m. at Mountain Managers.
10. **Adjournment.** A motion was made, seconded, and passed to adjourn the meeting at 11:35 a.m.

Respectfully submitted: Judy Freese, Recording Secretary

**APPROVED:**

Approved via e-mail

10/30/13

---

Dodie Davies, President

Date