

**WOODEN CANOE
BOARD OF DIRECTORS MEETING
MARCH 6, 2013**

MINUTES

1. **Call to Order.** The meeting was called to order at 10:04 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.

Also in attendance was attorney Noah Klug and Betsy Burton (DRC).

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

3. **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, and the hot tub issue at 549WD.

4. **Approval of Minutes from the 12/12/12 Board meeting.** A motion was made, seconded, and passed to approve the minutes as written.

5. **Repair and Maintenance Report** was reviewed and covered the period of 12/12 through 2/13. Items completed from the previous Board meeting punch list included sending a letter to the owner of lot 48 regarding the Board's position on the possible B&B, contacting the plow contractor regarding missed areas, and cleaning of garage door keypads, installing new batteries on the electronic side doors, tightening screws on the northwest door and checking the deadbolt. There were 2 key completed items – both were payments to attorney Noah Klug.

There has been some snow plow landscape damage. Once these areas are identified (after the snow melts) the plow contractor will be notified. Overall, the Board is pleased with snow removal efforts this year. There was an issue with water build up in the street at one time but once a trench was cut to the front pond, the street drained OK.

6. **Financial Report.**

- A. January financials were reviewed. Dues income was over the budgeted amount by \$4,420 due to prepayments of dues. Total income was ahead of budget by \$4,430 through January (this may even out over time). On the expense side, most items were under budget and the bottom line showed the Association with a net surplus of \$3,262 year-to-date.

The balance in the checking account was \$13,419.26 and the money market account balance (reserves) was \$63,807.03. It was noted that Pat is owed \$7,000 and additional funds may be needed for legal expenses. Therefore, no operating surplus will be transferred to reserves at this time.

- B. Delinquencies: There is only one serious delinquency and this is being pursued through legal channels.

7. **Old Business**

The possibility of installing a solid fence along the highway to help with noise issues was discussed at a previous meeting. Tom Wilson has installed such a fence on his property and has stated it has helped about 70%. He's happy with the result and would recommend the HOA doing the same. The fence would require a Town permit. Tom would be happy to speak with the Board regarding his fence.

Several suggestions were made as to how a fence could be installed and whether or not the hilly terrain would allow for a fence to be tall enough to do any good. If 6' tall using the tallest point is permitted, this could work. If the fence must follow the terrain, there won't be much noise mitigation. The possibility of putting in a 6' fence on top of the berm and extending it past the dumpster (around the Corner by the Blackburn's unit) was discussed.

It was noted that once a fence is put in, maintenance will be required from here on out. In addition, the Board does not want to "deter" C-Dot from installing a noise barrier. Once a fence is put up, they may not think a wall is necessary. C-Dot won't be doing anything until they have to do a road plan – 2 way split by the hospital – and this is not in the immediate future.

It was decided that a walk through with someone from the Town should be done before proceeding to see what's needed for approval, how high the fence can be, and where it can be located. Keith volunteered to follow through on this. Once this is done, Mountain Managers will obtain bids for fence installation. It was pointed out that not all owners will benefit from the fence and it might be a good idea to get owner input at the next HOA meeting. This will be discussed further at the next Board meeting.

8. **New Business.**

- A. Tree spraying by Colorado Tree Specialists at \$7.50 per tree was approved. Mountain Managers will ask Colorado Tree Specialists for an estimate to grind a stump that Neils Lunceford was unable to remove.
- B. It was agreed to let Water Dance coordinate the annual picnic again this year since they have more people participating. If they do not want to do it, Wooden Canoe is in favor of dropping the picnic this year. Mountain Managers will discuss this with the Water Dance Board at their meeting next week.
- C. Pat talked about the pond start up. Doug with Clearwater must do the pump turn on and Mountain Managers is to contact him when weather permits pond start up (probably late April or early May). Once the pumps are turned on, Mountain Managers can turn on the water. Pat will have everything else ready to go (back flow preventers, reinstalling the meter, etc.).

9. **Schedule Next Board Meeting:** The next meeting will be held on 7/13/13. A walk around will be done at 8:30 a.m. (meet at the road by pond #2) followed by a Board meeting at 10:00 a.m. at Mountain Managers.
10. **Adjournment.** A motion was made, seconded, and passed to adjourn the meeting at 11:20 a.m.

Respectfully submitted: Judy Freese, Recording Secretary

APPROVED:

Approved via e-mail

3-15-13

Dodie Davies, President

Date