

**WOODEN CANOE
BOARD OF DIRECTORS MEETING
DECEMBER 11, 2014**

MINUTES

1. **Call to Order.** The meeting was called to order at 3:39 p.m.
2. **Affirmation of Attendance and Quorum.** Board members in attendance either in person or via conference call were Jim Hafemeister, Pat Wallace, Keith Bilisoly, and Tod Hunt. A quorum was established.

Also in attendance were owners Eric Dahman (515 Kokopelli) and Jimmy Doolittle (500 Kokopelli).

Representing Mountain Managers were Phil Wells and Judy Freese.

3. **Owner Forum.**
 - A. The noise barrier issue was asked about. It was explained that this is being pursued by owner Paul Lewis but Wooden Canoe does not meet the current requirements for noise mitigation. It was noted that the installation of the wall by Water Dance (they do qualify) will most likely be quite a few years down the road. There is still a substantial amount of time to pursue options.
 - B. Questions were asked on retaining the ponds. There are no plans to do anything unless pond liners fail. When and if it's necessary to make some kind of a decision, preliminary information has been obtained. Until that time, the ponds will remain as they are now. Pat's annual letter to homeowners about the ponds will be included in the annual meeting packet.
4. **Approval of Minutes from the 9/18/14 Board meeting.** A motion was made, seconded, and passed to approve the minutes as written.
5. **Repair and Maintenance Report** covered the period of 9/14 through 10/14. Completed items included reimbursing Pat Wallace for the dumpster door lock, relocating meter to irrigation, water feature design and documentation, rocks for ponds and temporary workers to move rocks; spraying for Mountain Pine Beetle and scale; and fence repair.
6. **Financial Report.**
 - A. October financials were reviewed. Income was ahead of the budgeted amount by \$9,365. On the expense side, the insurance premium was budgeted to be paid in November but was paid in October. This will even out on next month's financials. Overall, the HOA showed a negative \$176 net but this will change with the insurance payment as noted.

The balance in the checking account was \$5,971.43 and the balance in the money market account was \$105,991.79. There was one delinquency noted in October that was paid in November.

- B. 2015 Operational Budget. Income is based on the current dues structure. Expenses remain basically flat (\$488 more than was budgeted in 2014). With income projected at \$85,800 and expenses at \$59,729, the cash flow will be \$26,071. \$25,476 is allocated for reserves leaving a positive net of \$595.

Pat proposed that the HOA change to a management agreement similar to Water Dance. Mountain Managers would provide administrative and financial management. Property Management duties such as landscaping and the pond would be subbed out. Mountain Managers would still continue to change lights, order pet waste bags when asked, schedule contractors, etc. A new committee would be formed to supervise landscaping done by Sunkist Lawn and Garden and pond work. Mountain Managers prepared a new management agreement reducing their fee by about \$8,600. The cost for common landscaping, pumps, chemicals, etc. would still be split the same way they are now. The berm is the responsibility of Wooden Canoe.

Pat will chair the "Pond & Landscape Committee". The goal is to have two representatives from Wooden Canoe and one from Water Dance.

A motion was made, seconded, and passed to accept the new management agreement from Mountain Managers. The budget will need to be revised to reflect the new management fee. In addition, Pat's pond and landscape numbers will need to be incorporated. The revised budget is to be sent to the Board for approval prior to presenting to owners at the HOA meeting.

- C. MCR items for 2015 were reviewed. Asphalt seal coat/crack fill for the cul-de-sacs will be done. Asphalt seal coat/crack fill of the dumpster area will be done. Planting of trees/mulching/rock to be done only if necessary. Staining of the dumpster enclosure will be done and staining of the perimeter fence and posts is to be done.

7. **Old Business** – No additional items

8. **New Business.**

The agenda for the HOA meeting was reviewed and a few changes were made.

Under Old Business – List "Pond Update" with Pat's annual pond letter as an attachment.

Under New Business – List "New Pond & Landscape Committee" (PLC)

Elections – list Betsy Burton in place of Keith Bilisoly. Keith resigned from the Board. He is still a unit owner but no longer lives at Wooden Canoe. His resignation allowed the Board to appoint Betsy to fill the remainder of Keith's term. Keith was thanked for his time and service to the HOA.

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Pat will not be a declared candidate. There will be one vacancy on the Board. Paul Lewis has expressed an interest in serving and nominations will be taken from the floor at the HOA meeting.

9. **Schedule Next Board Meeting:** The Board will meet immediately following the HOA meeting to elect officers and set the date for the next meeting.
10. **Adjournment.** A motion was made and seconded to adjourn the meeting at 4:49 p.m.

Respectfully submitted: Judy Freese, Recording Secretary

APPROVED:

Approved via e-mail

2/27/15

Jim Hafemeister, President

Date