

**WOODEN CANOE  
BOARD OF DIRECTORS MEETING  
MARCH 6, 2014**

**MINUTES**

1. **Call to Order.** The meeting was called to order at 4:05 p.m.
2. **Affirmation of Attendance and Quorum.** Board members in attendance either in person or via conference call were Jim Hafemeister, Pat Wallace, Charles Williams, Tod Hunt, and Keith Bilisoly. A quorum was established.

Also in attendance were owners Eric Dahman (515 Kokopelli) and Philip Sanderman (555 Water dance Drive).

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

3. **Owner Forum.**

Eric Dahman spoke about his concerns regarding the ponds. He has seen some items in meeting minutes about the possibility of doing away with the ponds if/when the liners fail. He feels this could adversely affect property values especially for homes like his that border the ponds. He has spoken to some of the Board members individually and has been told that there are no immediate plans for any changes to the ponds. It was reiterated that at this time, the Board is simply gathering information that may be needed in the future. There is always the possibility that the pond liners will fail and this will be the time when major decisions must be made. It will be extremely expensive to replace pond liners. Questions have been asked on what it would take to convert the ponds to streams or fill them in completely. Since there are drainage issues involved, completely filling in the ponds is probably not a viable option. It was explained that no action is being taken except to gather information. It is the Board's fiduciary responsibility to check into all available options and costs prior to the need arising. The liners may function perfectly well for another 20 years but this is unknown. Nothing will be done about pond conversion without owner input from all owners (both Water Dance Townhomes, and Wooden Canoe single family homes). Pat Wallace is having architectural drawings (as built) prepared as the first step in compiling options/costs. This is a necessary step so contractors can see what they are dealing with. Drawings that were originally done for the front pond are not accurate since the ponds were not built according to these plans. There are many things to be considered and the Board wants to be sure that they have all the necessary information in order to make an informed decision if and when it becomes necessary. The Board will continue with their preliminary studies and thanked Eric for his input and involvement.

4. **Approval of Minutes from the 12/11/13 Board meeting.** A motion was made, seconded, and passed to approve the minutes as written.
5. **Repair and Maintenance Report** covered the period of 11/13 to 1/14. Completed items over \$500 included seasonal removal of pumps from both ponds and the architectural design review of 2 driveways. Mountain Managers was asked to find out which two driveways were involved. Betsy Burton should have this information. The owners will be responsible for DRC fees.

6. **Financial Report.**

- A. January financials were reviewed. Dues collection was ahead of budget by \$7,410 due to prepayment of dues by many owners. Reserves were collected on the sale of 510P (\$1,560) and \$13 was earned in interest. Total income was ahead of budget \$8,983 through January. On the expense side, trash was over budget due to an additional pick up over the holidays and grounds were over budget due to the tree/stump removal. This should even out over the course of the year. Overall, the HOA was \$64 under budget on expenses and showed a net surplus of \$9,048 year-to-date. There were no serious delinquencies.

The balance in the checking account was \$20,704.29 and the balance in the money market was \$81,360.58.

There were some comments made about snowplowing. Jim stated that the contractor is not doing a very good job of keeping drive entrances clear. It is supposed to be part of the agreement that driveways will not be plowed in on the cul-de-sac. Mountain Managers will speak with the contractor again.

7. **Old Business.**

- A. The company that installed the dumpster enclosure door feels the system currently being used (battery keypads) is the best option. Mountain Managers was asked to check into Simplex. No batteries are required and it's very simple to change the code.
- B. Mountain Managers is to reverse the codes on the doors so the wear and tear is more evenly distributed between the right and left doors. Owners do not need to be notified.
- C. Pat spoke a little more about the ponds. Should it ever be necessary to consider pond conversion, some kind of reservoir would need to be retained. Jim asked if it would be possible to make this look more like a small pond which would be more aesthetically pleasing. The first step is to obtain the drawings and then proceed from there.

Pat also stated he is proceeding with the pump repair for pond 2.

Chemicals have been ordered and should be delivered 3/7. Green Clean will be in the garage and as soon as weather permits, Mountain Managers is to proceed with cleaning. The scope of work for the ponds remains the same and Mountain Managers will see that the work is done.

8. **New Business.**

- A. The landscape proposal from Neils Lunceford was included in the packet for informational purposes. Last year it was decided not to do most of these items.

- B. Whether or not to do the annual picnic this year was talked about. It was resolved to send a notice to all Wooden Canoe/Water Dance owners asking them if they would have any interest in attending a joint picnic on the afternoon of July 5<sup>th</sup>. Owners will be asked to RSVP no later than May 30<sup>th</sup>. The amount of interest/planned attendance will determine whether or not plans will move ahead. Pat has stated the tent can be put up on his property as in years past.
- C. Philip Sanderman wrote a good letter to Scott Fitzwilliams, Forest Supervisor regarding the impact on Wooden Canoe/Water Dance from planned expansion projects. It was noted that the HOA had also written letters to CDOT, the Frisco Town Manager, and County Commissioner Dan Gibbs. Mountain Managers was asked to find out when the next Commissioner's meeting is and get a notice out to all homeowners. If a noise barrier is desired, as many owners as possible should attend the next meeting.
- Tod requested copies of the HOA letters and these will be sent following the meeting.
- D. Tod stated that he was installing solar on his roof. It was noted that installation of solar panels cannot be denied but the DRC should be made aware of any plans to install the panels.
- E. Eric Dahman noted that synthetic deck materials (similar to Trex but less expensive) have been installed by contractor Eric Tharaldson with very good results. The material looks great, shovels easily, does not have any screw holes, etc.

8. **Schedule Next Board Meeting:** The next meeting will be on June 26, 2014 in conjunction with a walk through of the complex. The walk through will take place at 2:00 p.m. and the meeting at 4:00 p.m. at Mountain Managers.

Respectfully submitted: Judy Freese, Recording Secretary

**APPROVED:**

Approved at 6/26/14 Board Meeting

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Jim Hafemeister, President