

**WOODEN CANOE
BOARD OF DIRECTORS MEETING
SEPTEMBER 18, 2014**

MINUTES

1. **Call to Order.** The meeting was called to order at 4:06 p.m.
2. **Affirmation of Attendance and Quorum.** Board members in attendance either in person or via conference call were Jim Hafemeister, Pat Wallace, and Tod Hunt. A quorum was established.

Also in attendance were owners Gary Strassler (530 Kokopelli) and Paul Lewis (520 Kokopelli).

Representing Mountain Managers were Phil Wells and Judy Freese.
3. **Owner Forum.**
 - A. Gary asked about the ponds. He had heard that pond 1 was being eliminated. This is not true. It will be drained for the winter for cleaning but will re-open in the spring. It was explained that research is being done on what it would take to turn the ponds into streams. If the pond liners fail there will need to be decisions made on whether to replace the liners or eliminate the ponds. Pat has been trying to come up with options to consider if and when it becomes necessary. Nothing is being contemplated at this time. Cost will be a factor and it's better to have some information before it's needed. Water Dance does not want to retain the ponds and is interested in finding out what it would take to eliminate them. If and when it becomes necessary to make a decision, both Wooden Canoe and Water Dance would be required to vote. In accordance with the Master Declaration, the ponds are a joint common element and neither HOA can unilaterally opt out of the water features.
 - B. Paul spoke about the noise barrier issue. About 20 owners attended the 8/28/14 meeting. The bottom line is CDOT does not think they can justify a wall south of Water Dance Drive. They stated that while not required, they updated the study as a courtesy. Part of the issue is under Federal and State guidelines, only those homes built at the time of the original study can be included. The perimeter of the impact zone is 500 feet from the road. CDOT will be looking into a round-about and options to enhance aesthetics as part of the final project. The speed limit has been reduced 100 yards south of the intersection but that's as far as they can go without a formal study. Wooden Canoe could possibly look at paying for the wall themselves and applying for a grant to offset part of the cost. They could also contact a noise consultant, and try to get Town officials involved. Paul (or any owner) is welcome to pursue any or all of the suggestions as long as it does not cost the HOA money. It might be good to have an idea on the cost of a consultant, the estimated cost of the wall, etc.
4. **Approval of Minutes from the 6/26/14 Board meeting.** A motion was made, seconded, and passed to approve the minutes as written.
5. **Repair and Maintenance Report** covered the period of 6/14 through 8/14. Completed items included crack filling, replacement of the control panel and replacement of the motor and cord on the pond 2 pump, and landscaping of the entry island. This is the first time the entry landscaping has been completely subbed out and it looks good.

6. **Financial Report.**

- A. July financials were reviewed. Income was ahead of the budgeted amount by \$10,824. On the expense side, the majority of the items were under budget. Pond 1 was shown as over budget by \$3,473. This should be pond 2 and will be corrected. The budget overage was due to the pump replacement. Heavy equipment snow removal was needed for the first time this year and was over budget but the regular snow plowing was under budget. Overall, the HOA was \$1,794 over budget on expenses through July and showed a positive net of \$9,030 year-to-date.

The balance in the checking account was \$20,735.72 and the balance in the money market account was \$94,645.27. All accounts were current. Any operational surplus can be transferred to reserves at year end.

At their next meeting, the Board will review the budget for the coming year. Once this is approved it will be presented to owners at the annual HOA meeting for ratification. The MCR will also be reviewed and updated as necessary.

7. **Old Business.**

- A. Pond budget: Pat stated that this past year, pond expenses exceeded the anticipated \$13,000 by just under \$2,000. This was mostly due to the drawings that were generated. He saved both HOA's quite a bit of money by using Michael Shult. The original estimate was \$3,000 per pond. The drawings were done for about \$1,000 per pond. For 2015, expenses should be \$7,000 barring any pump issues and excluding water. The clean out of pond 1 is in this year's budget. Water expense could be a little higher if snow does not refill the pond after draining. Pond 2 is in pretty good shape and does not have the algae problem that pond 1 does.
- B. Sign posts by the bridge and back dog house will need painting. Paint is to be switched to Woodscape.

8. **New Business.**

- A. Discussion took place on taking more landscaping duties away from Mountain Managers and using Sun Kissed Lawn and Garden. This would also reduce (not eliminate) pond duties. Phil agreed that his people did an adequate job when they had a weekly schedule but when tasks were "as needed" they did not always get done. Mountain Managers would be willing to give up landscaping duties and contract fees would be adjusted accordingly. The landscaping season is just about over and no decision was made at this time. Pond work has improved. One of the landscaping crew will be staying on through the winter and will be the one doing pond work next year.
- B. There are yards that need attention and this will be discussed at the HOA meeting. Mountain Managers will check to see which homes received letters over the summer.

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9. **Schedule Next Board Meeting:** The next meeting will be on Thursday, December 11, 2014, 3:00 p.m. at Mountain Managers. (Subsequent to the meeting, the 2/11/14 meeting time was changed from 3:00 p.m. to 3:30 p.m.)
10. **Adjournment.** A motion was made and seconded to adjourn the meeting at 6:05 p.m.

Respectfully submitted: Judy Freese, Recording Secretary

APPROVED:

Approved via e-mail

10/14/15

Jim Hafemeister, President

Date